

# phillips sutton

Niche Commercial Property Agents



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## REFURBISHED UNITS ON ESTABLISHED INDUSTRIAL PARK

### Greetwell Hollow Industrial Park

Greetwell Hollow, Crofton Drive, Lincoln LN3 4NR

1,103- 1,480 sq.ft

# TO LET

#### KEY FEATURES



Established Industrial Park



Fully Refurbished



Allocated Parking



Allocated Yard Space



Roller Shutter Door



WC



LED Lights



Close to Lincoln City Centre



## LOCATION :

The property occupies a convenient and accessible location on the established Allenby Trading Estate, a short distance from the junction with the Lincoln Bypass. The position is 2 miles north east of Lincoln City Centre, close to a wide range of amenities.

## DESCRIPTION :

The industrial estate comprises of end and mid terrace light industrial units of steel portal frame construction with brick/block walls surmounted by lined corrugated sheet cladding and similarly clad pitched roofs. Each unit has separate pedestrian and roller shutter vehicular access doors together with allocated staff/WC facilities and in some cases, offices. Externally, there is allocated parking, 1 roller shutter door and yard. The unit has been fully refurbished to include new WC, LED Lighting, Respraying Cladding, Roller Shutter Door and a new UPVC Front door.

Comprehensively refurbished starter units immediately available for occupation.

## ACCOMMODATION:

	SIZE (SQFT)	SIZE (SQM)	RENT P.A.
Unit 1	-	-	LET
Unit 2	-	-	LET
Unit 3	1,480	137.49	£18,500
Unit 4	-	-	LET
Unit 5	-	-	LET
Unit 6	-	-	LET
Unit 7	1,117	103.77	£12,000
Unit 8	1,110	103.12	£12,000
Unit 9	1,103	102.47	£12,000
<b>TOTAL</b>	<b>5,932</b>	<b>551.08</b>	-

## CONTACT:



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## TENURE:

On the new lease to be agreed.

## RATEABLE VALUE:

Unit 4: £7,200

Unit 6: £5,300

Unit 7: £5,400

Unit 8: £5,300

Unit 9: £5,500

## SERVICE CHARGE:

TBC

## VAT:

VAT will be charged at the prevailing rate.

## LEGAL COST:

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## EPC:

Unit 4: C, 70.

Unit 6: D, 80.

Unit 7: C, 74.

Unit 8: C, 52.

Unit 9: D, 76.

