

# phillips sutton

Niche Commercial Property Agents



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**Recently Refurbished Units on Established Industrial Park**  
**Greetwell Hollow Industrial Park, Greetwell Hollow**  
**Crofton Drive, Lincoln LN3 4NR**  
sq. ft

# TO LET



## KEY FEATURES



Established Industrial Park



Allocated Parking



Allocated Yard Space



Roller Shutter Door



Small Office & WC

## 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 features a combination of end and mid-terrace light industrial units, constructed with a sturdy steel portal frame. The units are designed with brick and block walls, topped with lined corrugated sheet cladding and similarly styled pitched roofs.

Each unit is equipped with separate pedestrian entrances and roller shutter doors for vehicular access, along with dedicated staff and restroom facilities. Some units also include office space. Externally, you'll find allocated parking areas, a roller shutter door, and a spacious yard.

The unit has been completely refurbished, showcasing new WC facilities, energy-efficient LED lighting, freshly resprayed cladding, an updated roller shutter door, and a brand-new UPVC front door.

## PREMISES:

FLOOR	AREA SQFT	AREA SQM
UNIT 7	1,117.00	103.77
UNIT 8	1,110.00	103.12
UNIT 3	1,480.00	137.50

## CONTACT:



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## TENURE:

On the new lease to be agreed

## RATEABLE VALUE:

Unit 4: £7,200  
Unit 7: £5,400  
Unit 8: £5,300

## SERVICE CHARGE:

A service charge will be levied for the upkeep and maintenance of the estate.

## 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:

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