

# Industrial / Office

## **RIVERSIDE** ENTERPRISE PARK

A **Stirling** DEVELOPMENT



## Riverside Enterprise Park, Saxilby, Lincoln, LN1 2LR

### FOR SALE: BRAND NEW HYBRID OFFICE/ INDUSTRIAL UNITS

- Hybrid units from approx 2,140 sq ft (198.8 sq m).
- Accessible and prominent position.
- Including high specification open plan office accommodation on first floor.
- Prices from: £260,000

**Excellent opportunity to purchase individual units, in an accessible and visible location.**

**Lambert Smith Hampton**

**1 Oakwood Road, Doddington Road, Lincoln, LN6 3LH**

**Tel: 01522 698888**

**Email: [lincolninfo@lsh.co.uk](mailto:lincolninfo@lsh.co.uk)**

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## Riverside Enterprise Park

### LOCATION

Riverside Enterprise Park is situated to the North West of Lincoln, just three miles from the Lincoln Bypass and five miles from Lincoln City Centre. The location is very accessible to the road network and the nearby village of Saxilby provides a full range of local services and facilities including shops, post office and pubs.

The site is clearly visible from the A57 trunk road which is used by in excess of 12,000 vehicles per day and therefore provides potential for occupiers' signage to be seen by a high volume of passing traffic.

### GENERAL

Riverside Enterprise Park is a new 5.8 acre (2.3 hectare) development by Lincoln based Stirlin Developments Ltd. Phase's 1 & 2 of the development, are now complete comprising 18 units totalling 32,170 sq ft.

The Hybrid Office / Industrial units will each provide power floated concrete floors and bare faced block walls on the ground floor. The first floor will offer modern open plan office, having suspended ceilings, carpeted floors, air conditioning and perimeter trunking.

### ACCOMMODATION

	SQ FT	SQ M	PRICE
Adjoining units can be combined to provide larger units			
Unit 1	2,140	198.8	£260,000
Unit 2	2,140	198.8	£260,000
Unit 3	2,140	198.8	£260,000
Each unit provides warehouse on the ground floor and high specification offices on the first floor (suspended ceiling, air conditioning, carpeted floors)			

### SERVICES

Mains electricity, water and drainage are available to the property. None of the services have been tested and interested

parties are advised to satisfy themselves in this regard.

**OUTGOINGS** (verbal enquiry only)

2017 Rateable Value: TBA

Rate in the pound 2017/18: 47.9p

This property may qualify for small business rate relief.

### TENURE

Freehold for sale, with vacant possession.

### SERVICE CHARGE / MANAGEMENT COMPANY

Each building will contribute to the cost of shared services such as maintenance of shared roadways, landscaping and if appropriate, CCTV, electric gates etc.

### LEGAL COSTS

In the usual manner, the ingoing tenant will be responsible for the landlord's legal costs.

### VIEWING

By appointment with Lambert Smith Hampton. Please contact:

**Matthew Johnson**

**Tel:** 01522 698888

**Email:** mjohnson@lsh.co.uk

**Web:** www.lsh.co.uk

### ENERGY PERFORMANCE CERTIFICATE

Page one of the Energy Performance Certificate is included at the end of this brochure. The full EPC and Recommendation Report are available on request or from our website.

### ANTI-MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

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