



**Venture Park, Great Northern Terrace, Lincoln
LN5 8LG**

#10764/2024H

VENTURE PARK, GREAT NORTHERN TERRACE

LINCOLN, LN5 8LG



Agreement

To Let/For Sale



Detail

New Build Industrial Units



Price/Rent

From £8,509 pax /
£200,200



Size

From 1,001 sq ft - 5,296 sq ft



Location

Lincoln, LN5 8LG



Property ID

#10764/2024H

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

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Property

Great Northern Business Park comprises five terraces of new build industrial units finished to a high specification incorporating steel portal frame construction with brick/block walls surmounted by lined corrugated sheet cladding and clad roof. The units are also fully insulated.

Internally, the accommodation will provide an open plan workshop with separate pedestrian and vehicular access to each unit. Vehicular access is by way of an up and over roller shutter door.

The business park benefits from being a secure fenced compound with controlled security gate access, full site CCTV and ample street lighting. Externally, each unit benefits from allocated parking including EV charging points and shared circulation/loading facilities.

One of the five terraces, Unit 82 A-D Waterside Park, can be offered as a secure compound with a gated and fenced yard. All other units can be combined if required.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Unit 2	123	1,324
Unit 3	123	1,324
Unit 4	123	1,324
Unit 5	123	1,324
Unit 10	93	1,001
Unit 11	93	1,001
Unit 12	93	1,001
Unit 13	93	1,001
Unit 16	123	1,324
Unit 17	123	1,324
Unit 18	123	1,324
Unit 82 A-D Waterside Park	512	5,509

Energy Performance Certificate

Rating: Available on Request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has planning consent for B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: City of Lincoln Council
Description: Warehouse and Premises
Rateable value: To be assessed
UBR: 0.546
Period: 2024-2025

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

The client may also consider the sale of individual units.

Rent/Price

Unit 1 - £529,600 / £22,508 per annum exclusive

Unit 2 - £264,800 / £11,254 per annum exclusive

Unit 3 - £264,800 / £11,254 per annum exclusive

Unit 4 - £264,800 / £11,254 per annum exclusive

Unit 5 - Under Offer

Unit 10 - £200,200 / £8,509 per annum exclusive

Unit 11 - £200,200 / £8,509 per annum exclusive

Unit 12 - £200,00 / £8,509 per annum exclusive

Unit 13 - Under Offer

Unit 16 - £264,800 / £11,254 per annum exclusive

Unit 17 - £264,800 / £11,254 per annum exclusive

Unit 18 - £264,800 / £11,254 per annum exclusive

Unit 82 A-D Waterside Park - £45,000 per annum exclusive

Service Charge

A maintenance charge, equating to £1 per sq ft, will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

The maintenance charge will include monitored security, external lighting, gardening, office waste and general external maintenance.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

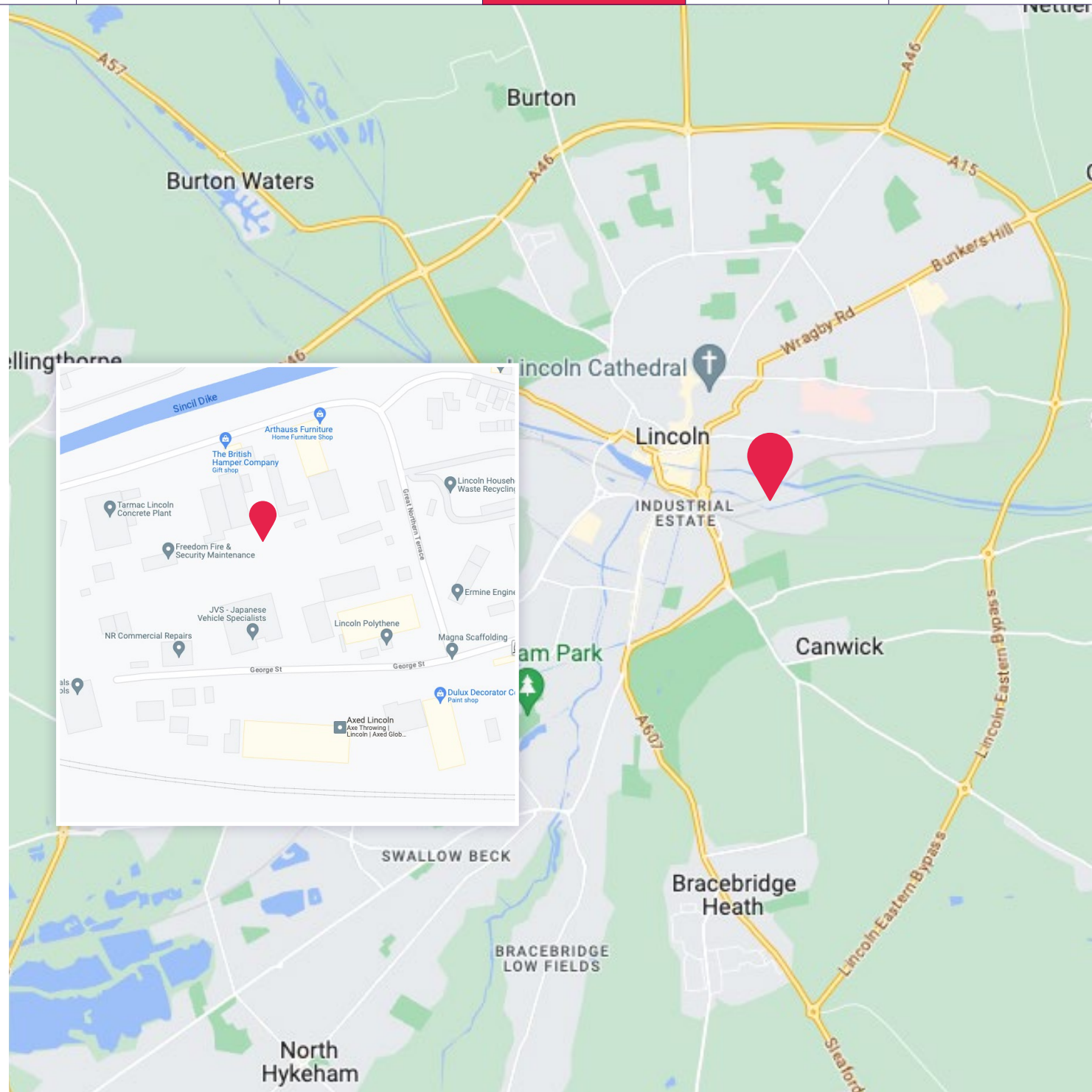
Legal Costs

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

Location

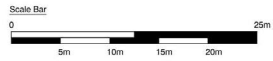
The scheme is situated on Great Northern Terrace, in an established industrial and commercial area to the east of Lincoln City Centre. Surrounding occupiers include Dulux Decorator Centre and Johnstone's Decorating Centre, Huws Gray and Sunbelt Rentals.

The city enjoys good road links via the A46, leading to the A1 major arterial route. The A15 provides access to Scunthorpe to the north and Peterborough to the south. There is also a train station with direct routes to London Kings Cross. The accessibility has been further improved, with the completion of the Eastern Lincoln bypass.









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A	Amended in accordance with client comments	05/02/24
Revision	Description	Date
Lincoln Polythene Holdings		
Commercial Development Great Northern Terrace Lincoln		
Drawing: Site Block Plan - GA		
Status:	Construction	
Scale:	1:250 @ A1	
Date:	February 2024	<small>Artech Designs Ltd Architectural & Engineering 15 Mansfield Street - Glasgow London: Unit 10, Brixley Tel: 01204 842384 Info: 07760 810220 marketing@artechdesigns.co.uk www.artechdesigns.co.uk</small>
Dwg. No:	1498L/105	
Revision:	A	