



Unit 32, Riverside Enterprise Park, Saxilby, Lincoln  
LN1 2LR

#1233028/2025J

Eddisons

# UNIT 32, RIVERSIDE ENTERPRISE PARK

SAXILBY, LINCOLN, LN1 2LR



Agreement

To Let



Detail

Industrial Unit



Price

£14,000 pax



Size

142 sq m (1,525 sq ft)



Location

Saxilby, LN1 2LR



Property ID

#1233028/2025J

**For Viewing & All Other Enquiries Please Contact:**



**WILL NUTTALL**

MSc

Surveyor

[will.nuttall@eddisons.com](mailto:will.nuttall@eddisons.com)

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## Property

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The property comprises a modern industrial building of steel portal frame construction with lined sheet clad elevations and a similarly clad pitched roof.

The unit provides an open plan workshop area with solid concrete floor and allocated WC facilities. The unit benefits from the installation of CCTV and an intruder alarm.

The property has an ample fenced and gated yard plus loading, circulation and parking to the front.

## Accommodation

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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 <sup>2</sup>	ft <sup>2</sup>
Total GIA	142	1,525

## Energy Performance Certificate

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Rating: B34

## Services

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We understand that mains water and electricity supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

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We understand that the property has planning consent for light industrial purposes under Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

## Rates

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**Charging Authority:** West Lindsey District Council  
**Description:** Workshop and Premises  
**Rateable Value:** TBC

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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

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The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a minimum term of 3 years.

## Rent

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**£14,000 per annum exclusive**

## VAT

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

## Legal Costs

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

## Anti-Money Laundering

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Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The property occupies a prominent position fronting the busy A57 and forms part of the successful Riverside Enterprise Park just outside Saxilby to the west of Lincoln.

The A46 Lincoln bypass dual carriageway is 3 miles to the east and the A1 is 12 miles to the west.

The A57 is estimated to be used by in excess of 13,000 vehicles per day.







