



WOOD MOORE

Enterprise Road, Saxilby, Lincoln, LN1 4BF

To Let | 0.39 Acres

0.39 Acre secure yard available to rent.

woodmoore.co.uk

Enterprise Road, Saxilby, Lincoln, LN1 4BF

Summary

- Rent: £30,000 per annum
- VAT: Applicable
- Lease: New Lease

Further information

- [View details on our website](#)

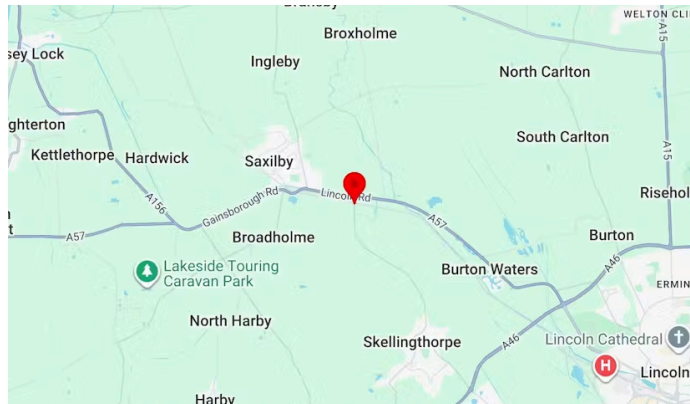
Contact & Viewings



Jamie Thorpe
01636 610 906 | 07304 072 391
jthorpe@woodmoore.co.uk



Jasper Caudwell
01636 610 906 | 07951 344794
jcaudwell@woodmoore.co.uk



Description

Secure self-contained yard extending to approximately 0.39 acres (0.16 hectares). The site comprises a predominantly level area of rough hard standing, enclosed by perimeter fencing and benefitting from gated access. Suitable for a variety of storage and open yard uses, subject to any necessary consents. The yard is well positioned within an established commercial location and offers a secure and easily accessible external storage compound

Location

The site is located in Saxilby which is approximately 4 miles west of Lincoln city centre. The location provides occupiers with convenient access to Lincoln's extensive retail, leisure and business amenities, whilst benefiting from excellent connectivity to the wider region via the A46, A57 and A1 road networks. Lincoln Railway Station is also within easy reach, providing direct services to Nottingham, Newark and London.

Accommodation

The accommodation comprises the following areas:

Description	Size	Tenure	Rent	Availability
Secure Yard	0.39 Acres	To Let	£30,000 /annum	Available



Tenure

The Property is available to let on a new lease on rolling 6 monthly terms, at an annual rent from £30,000 + Vat per annum exclusive

Service Charge

A service charge is payable for the upkeep and maintenance of the private and main estate roads within the Enterprise West Lindsey development. The current annual premium is £346.34.

Services

We are advised mains services water and electricity are connected to the site.

Business Rates

The Property would be assessed for Business Rates upon completion. For further information, we recommend you speak with the local charging authority at West Lindsey District Council.

VAT

We are advised VAT is applicable and will be charged in addition.

