



WATLING
REAL ESTATE

FOR SALE
VACANT FREEHOLD
INDUSTRIAL / WAREHOUSE PREMISES

FREEMAN ROAD
NORTH HYKEHAM
LINCOLN LN6 9AP

On behalf of the Joint Administrators of
Cartwright Bros. (Haulage) Limited

HIGHLIGHTS

- VACANT DETACHED FREEHOLD INDUSTRIAL / WAREHOUSE PREMISES
- 78,733 SQ.FT. GIA ON 2.65 ACRES
- CLEAR SPAN WAREHOUSE ACCOMMODATION
- CLEAR INTERNAL HEIGHT OF UP TO 6M, RISING TO 9M AT THE APEX
- ESTABLISHED INDUSTRIAL LOCATION WITHIN 2 MILES OF A46 TRUNK ROAD
- SUB-DIVISION AND ASSET MANAGEMENT POTENTIAL
- OFFERS INVITED IN THE ORDER OF £3.3 MILLION



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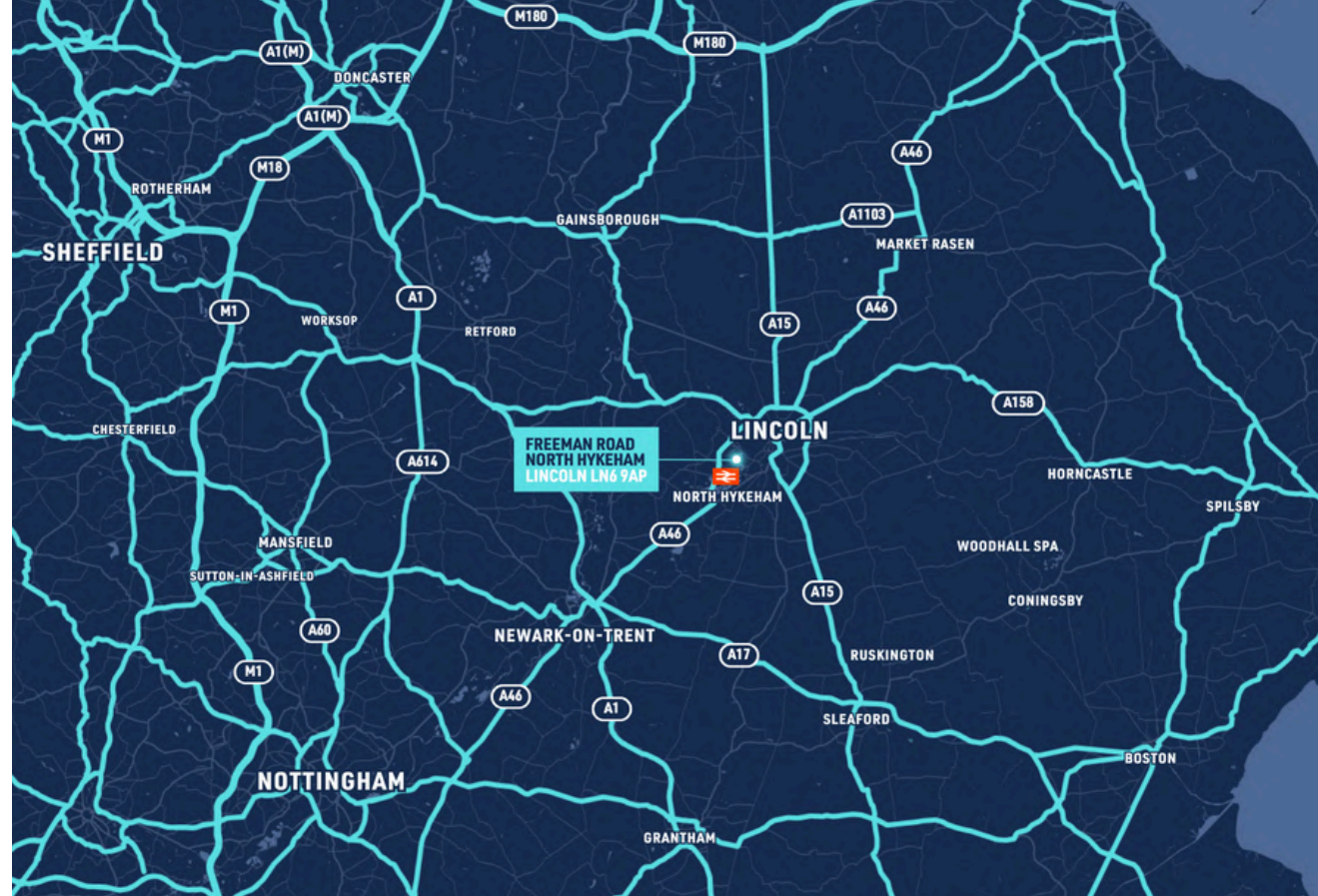
LOCATION & SITUATION

The property is located within the principal commercial district of Lincoln. Freeman Road is situated just off Station Road, an established industrial area approximately 5 miles south-west of Lincoln's city centre.

The property is within 2 miles of the A46 trunk road. The A46 connects Lincoln with Leicester, Newark-on-Trent and with the A52 to the south, subsequently linking with Derby, Nottingham and the M1 motorway.

The A46 also connects with the A1 (and subsequently the A1(M)), and the A15, facilitating access to principal destinations to the north and the Humber sea ports. Access to the north-east, including the sea ports, is being enhanced by the on-going investment into local transport infrastructure, which includes the Lincoln eastern bypass, and proposed North Hykeham relief road.

Hykeham Train Station is within walking distance of the property, providing direct services into Nottingham, Leicester & Newark Northgate.



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THE PROPERTY

The property comprises a detached self-contained four bay industrial / warehouse premises on a site of 2.65 acres, with external yard and parking area.

The bays are of steel portal frame construction, with brickwork and steel clad elevations, beneath a pitched asbestos cement sheet roof.

The warehouse accommodation is clear span, and benefits from a concrete floor and LED lighting throughout.

The clear internal height ranges from 4.5m to 6m, rising to up to 9m at the apex.

Loading to the warehouse accommodation is by way of four roller shutter doors accessible via the front yard.

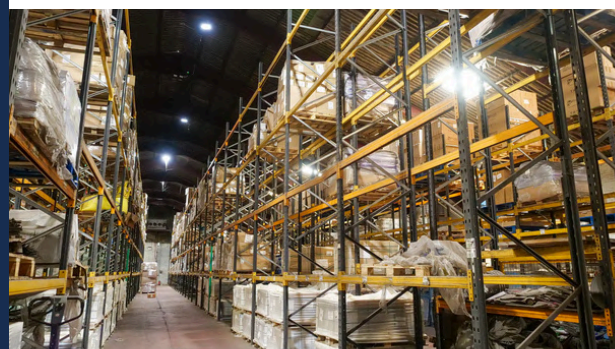
Externally, there is a yard / loading area to the north of the property, with parking adjacent to the eastern and western bays.

There are solar panels located on the roof of the western bay. Further details are available upon request.

ACCOMMODATION

The property provides the following gross internal area (GIA):

AREA	SQ.M.	SQ.FT.
INDUSTRIAL / WAREHOUSE	7,093.89	76,359
OFFICE	220.52	2,374
TOTAL	7,314.41	78,733



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FURTHER INFORMATION

TITLE

The property is held freehold under title numbers LL311666, LL311724 & LL312275.

PLANNING

The property sits within an area designated as an 'Important Established Employment Area' within the Local Plan. Use classes B2, B8 & E(g) are supported in this location.

BUSINESS RATES

The property is assessed as follows:

Rateable Value: **£131,000**

Rates Payable (24/25): **£71,526 P.A.**

Interested parties are to rely on their own enquiries with the local authority.

EPC

A copy is available within the Marketing Pack.

SERVICES

We understand all mains services are connected to the property; however none have been tested. Interested parties are to rely on their own enquiries.

OFFERS

Offers in the order of £3.3m are invited for the freehold interest.

VAT

Prices are quoted exclusive of VAT.

COSTS

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

MARKETING PACK

A Marketing Pack with further information is available upon request.

VIEWINGS

Via appointment with Watling Real Estate.



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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include: • Corporate structure and ownership details. • Identification and verification of ultimate beneficial owners. • Satisfactory proof of the source of funds for the buyers / funders / lessee.

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