Superb High Specification Industrial / Showroom Unit To Let at The Quarry Business Park, Waddington Versatile Modern Accommodation

Unit 18-19 | Quarry Business Park | Waddington | Lincolnshire | LN5 9NT



Accommodation Extending to 280sqm, 3,030sqft, Internal Eaves Height 6m, High Impact Concrete Floor, Roller Shutter Door Offices, Kitchenette and WC

Available to Let Leasehold Immediately
£22,200 plus VAT per annum Subject to Contract

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Location...

The large commuter village of Waddington is located approximately 2 miles to the south of the City of Lincoln with superb transport links thanks to the newly opened Lincoln Eastern Bypass. The village is also the base for RAF Waddington.

The village has a population of over 6,000 residents and is a popular village with a range of local amenities including public houses, shops and two primary schools.

The Quarry Business Park is located in the centre of the village and benefits from excellent security with an automated remote access gate providing convenient out of hours access.

Description...

Unit 18-19

A superb end-of-terrace modern commercial unit, forming part of an attractive development of just eight units. The property is exceptionally well presented throughout and offers a highly versatile combination of open-plan commercial space together with well-appointed ancillary accommodation.

The unit is currently configured as a customer-facing showroom, providing an impressive, bright and spacious trading environment beneath a full-height steel portal frame. Its layout and specification, however, lend themselves equally well to a wide variety of alternative commercial, trade counter, showroom, storage and light industrial uses, subject to any necessary consents.

The accommodation benefits from excellent eaves height, two full-height roller shutter loading doors, separate personnel entrances and a substantial open-plan ground floor area. A purpose-built internal block provides office, staff and ancillary accommodation, with additional useful space above.

Its end-of-terrace position is a particular advantage, giving the property a prominent, self-contained feel whilst retaining the benefits of an established modern commercial development. Externally, the unit is served by a generous concrete forecourt providing convenient access, loading and parking.

Overall, this is an unusually adaptable and extremely well-presented unit which could readily accommodate anything from its existing showroom operation to a more conventional warehouse, trade counter or light industrial occupier.

Business Rates...

The Unit is currently split as two Rateable Units With Rateable Values From April 2026 of £14,750 and £8,700.

Tenure...

The unit is available on new Full Repairing and Insuring Lease for a minimum term of 3 years with the rent payable quarterly or monthly in advance.

A contribution towards the landlord's reasonable legal fees capped at £750 plus VAT will be required with regards to the cost of the preparation of the lease and a deposit will be held by the landlord of the equivalent of a quarter of a year's rent paid upfront.

Outgoings...

The tenant will be responsible for all utilities, service charge, insurance rent and Business Rates.

An estate service charge is payable which covers the maintenance of the communal areas and facilities.

Viewings...

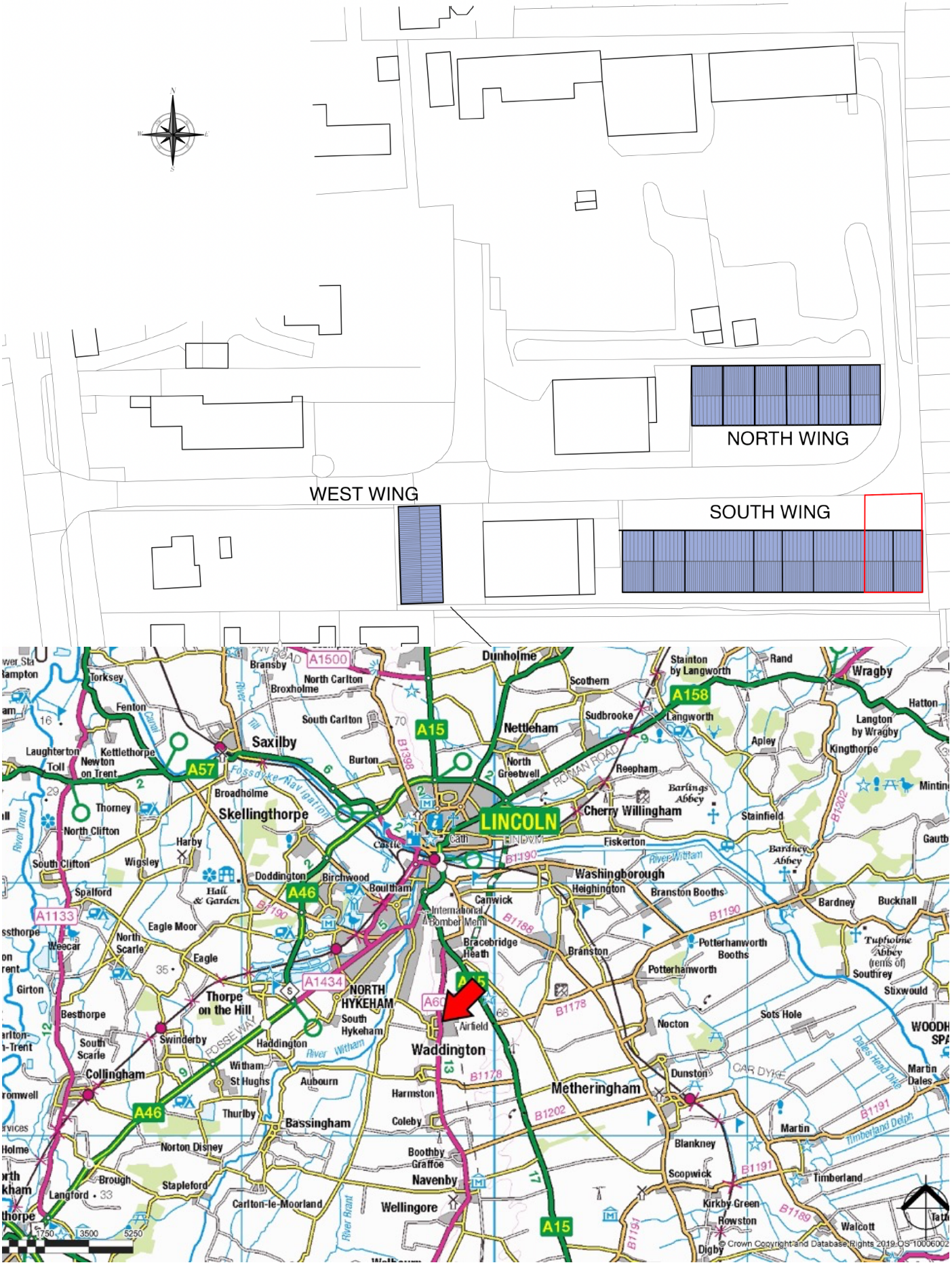
Strictly by appointment through the agent:

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