



Unit 28, Riverside Enterprise Park, Saxilby
LN1 2FU

#1242462/2026G

Unit 28, Riverside Enterprise Park

Saxilby, LN1 2FU



Agreement

For Sale



Detail

Warehouse Unit



Price

£210,000



Size

140 sq m (1,507 sq ft)



Location

Saxilby, LN1 2FU



Property ID

#1242462/2026G

For Viewing & All Other Enquiries Please Contact:



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Surveyor

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Property

The property comprises a modern end terrace industrial building of steel portal frame construction with brick/block walls surmounted by 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 an electric roller shutter door, 3 phase electricity and an office.

The property also has visibility from the A57, shared loading/circulation and designated parking.

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
Total GIA	140	1,507

Energy Performance Certificate

Rating: B38

Services

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

We understand that the property has consent for uses falling within Class E(g) (iii) B2 and B8 (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

Charging Authority: West Lindsey District Council
Description: Warehouse and Premises
Rateable value: £13,000

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

The property is available **For Sale** subject to vacant possession on completion.

Price

£210,000

Maintenance Charge

A maintenance charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

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.

Anti-Money Laundering

Prospective purchasers 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.







28 Riverside Enterprise Park, Saxilby

