

# TO LET - Modern Industrial Unit Available



**Unit 2, Dixon Trade Centre**  
Dixon Close, Lincoln, LN6 7UB

6,676 sq ft  
620.24 sq m

**Carter Jonas**

## Key Highlights:

- Modern Industrial/Trade Counter Unit
- Established Trade Park
- Prominent Roadside Visibility
- Minimum Eaves: 6.6m
- 3 Phase Power Onsite
- Strong Transport Links



## Location:

The property is located on Dixon Close which is approximately 1 mile south of Lincoln city centre and a short distance from Valentine Retail Park. Tritton Road 'inner ring road' is a short drive and provides quick and easy access in and out of the city. Nearby occupiers including: Toolstation, Tile Giant, Edmundson, Dixon Auto Centre and City Plumbing.

## Description:

Prominent roadside trade counter unit located on an established trading park close to Lincoln city centre. The property is an end of terrace with Dixon Auto Centre the adjacent tenant. The property comprises a steel portal frame construction with profiled metal composite insulated cladding system beneath a profiled metal composite roof. The roof benefits from translucent panels. The property benefits from the following specification: 16 parking spaces, 1x sectional over head level access door, WCs and kitchen/tea point, 6.6 metre eaves height and 3 Phase Power.

## Accommodation:

The accommodation comprises the following approximate Gross Internal Areas:

**Total: 5,008 sq ft**

Plus Mezzanine: 1,669 sq ft

## Terms

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

## Rent

The property is available to let for an annual rent of £42,500 per annum exclusive

## VAT

VAT is payable on the rent.

## Legal Costs

Each party to be responsible for payment of their own legal costs

## Viewing

Strictly by appointment with agents

## EPC

The property has an EPC rating of C (70)

## Rateable Value

Interested parties are advised to make their own enquiries with the Local Authority directly.

## Services/Service Charge

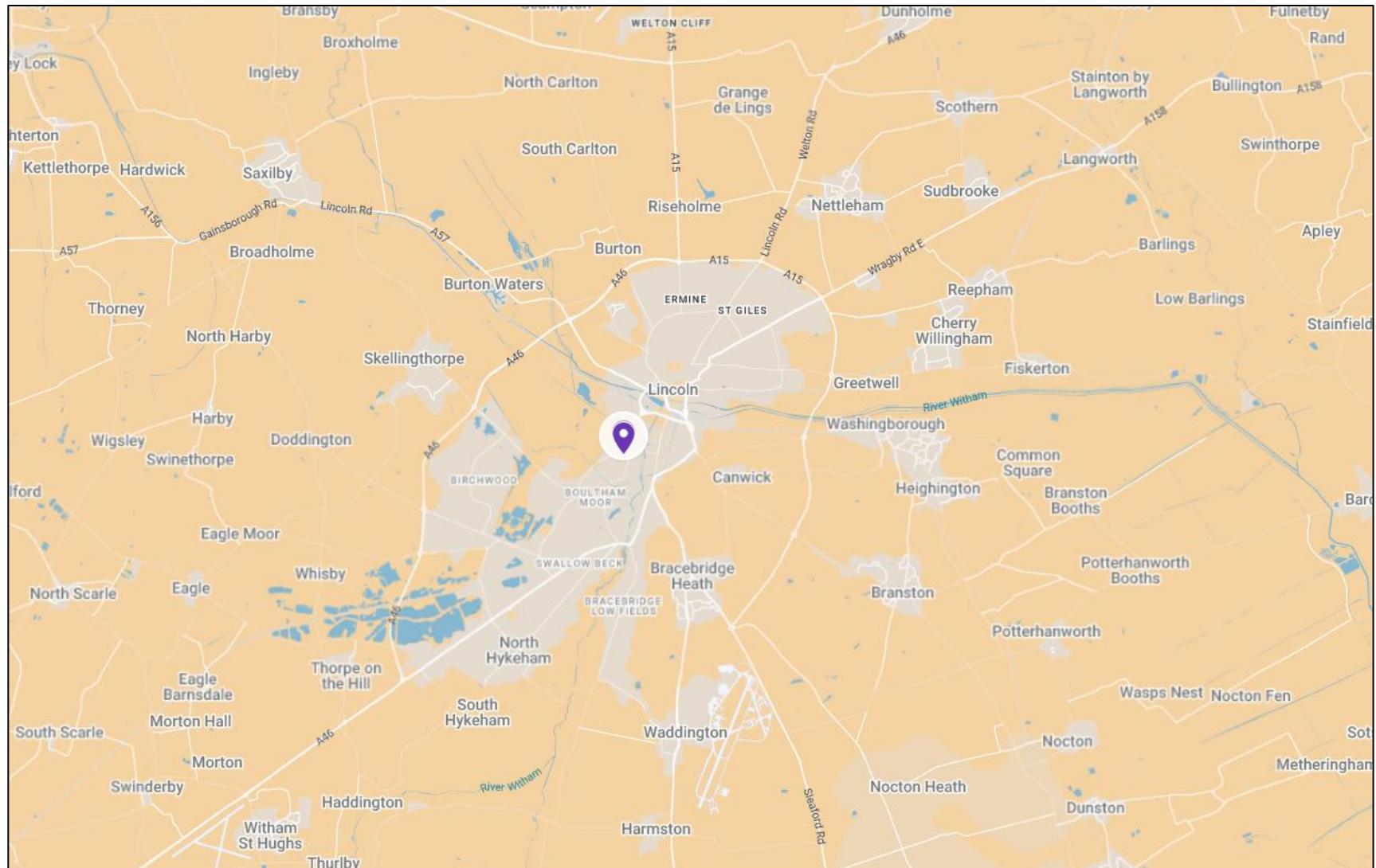
The property benefits from all main services to include electric, gas and water

## Anti-Money Laundering

In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.



## Location



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# Carter Jonas

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