



Unit 33, Lincoln Enterprise Park, Lincoln
LN5 9FP

#1239971/2026E

Unit 33, Lincoln Enterprise Park

Lincoln, LN5 9FP



Agreement

To Let



Detail

Industrial Unit



Rent

£12,500 pax



Size

136 sq m (1,463 sq ft)



Location

Lincoln, LN5 9FP



Property ID

#1239971/2026E

For Viewing & All Other Enquiries Please Contact:



Jasper Nilsson

MSc

Surveyor

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Property

The property comprises a new mid-terraced industrial unit of steel portal frame construction, with part brick elevations surmounted by insulated corrugated metal sheet cladding and a similarly pitched sheet clad roof.

Internally, the property benefits from a height to haunch of 5.7m, clear skylights, DDA Compliant WC and a 3 phase power supply.

Externally, the unit benefits from separate vehicle and pedestrian access, with vehicular access being via an electric roller shutter door. The unit also benefits from 1 associated parking space.

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	136	1,463

Energy Performance Certificate

Rating: B50

Services

We understand that mains water and electricity 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 B2, B8 and E(g)(iii) 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: North Kesteven District Council
Description: Warehouse and Premises
Rateable value: £11,250

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 **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£12,500 per annum exclusive

Service Charge

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

VAT

VAT will 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

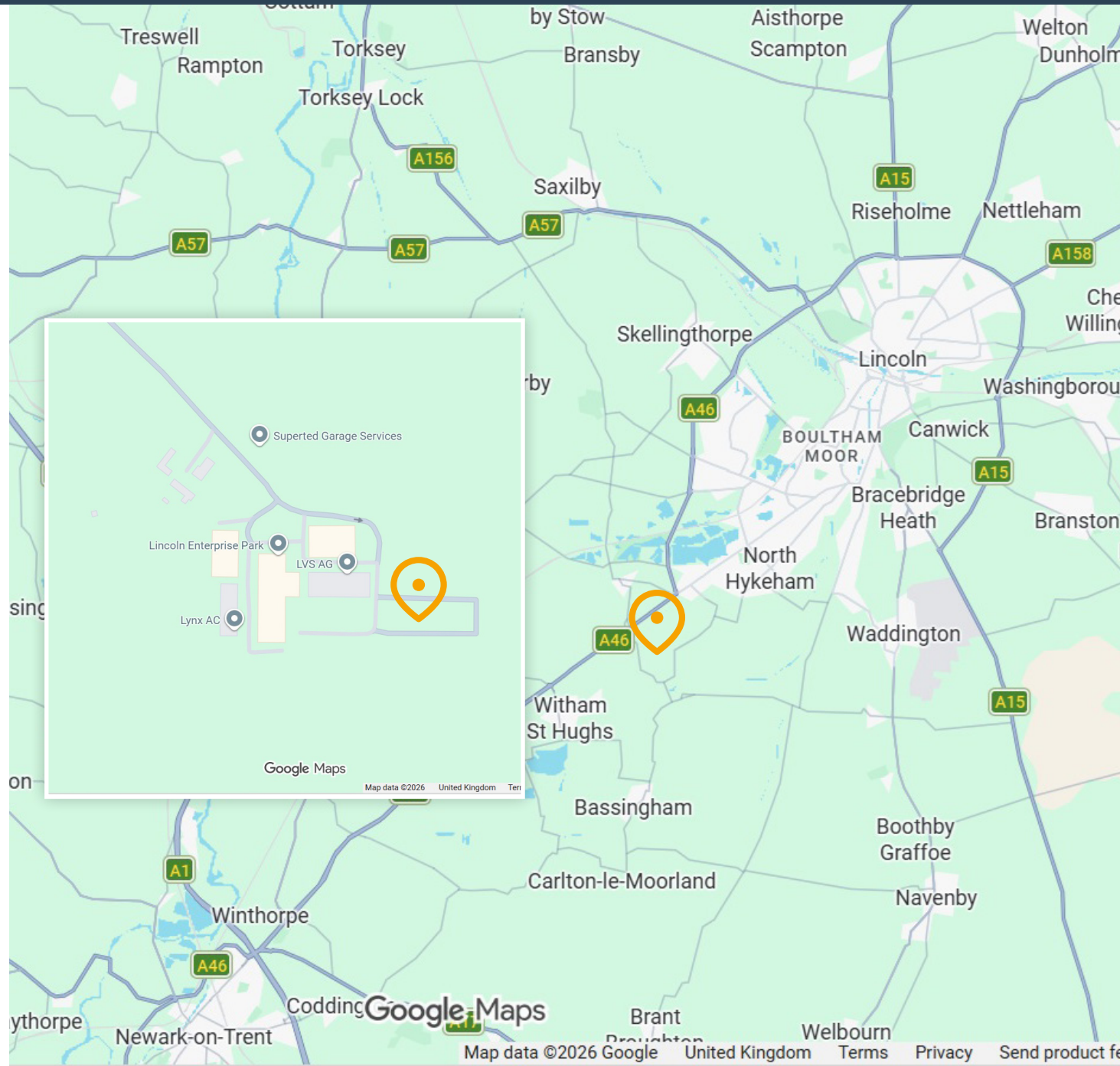
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is located within the popular and expanding Lincoln Enterprise Park (LEP), which was established in 2006. The site benefits from a security entrance barrier and onsite CCTV.

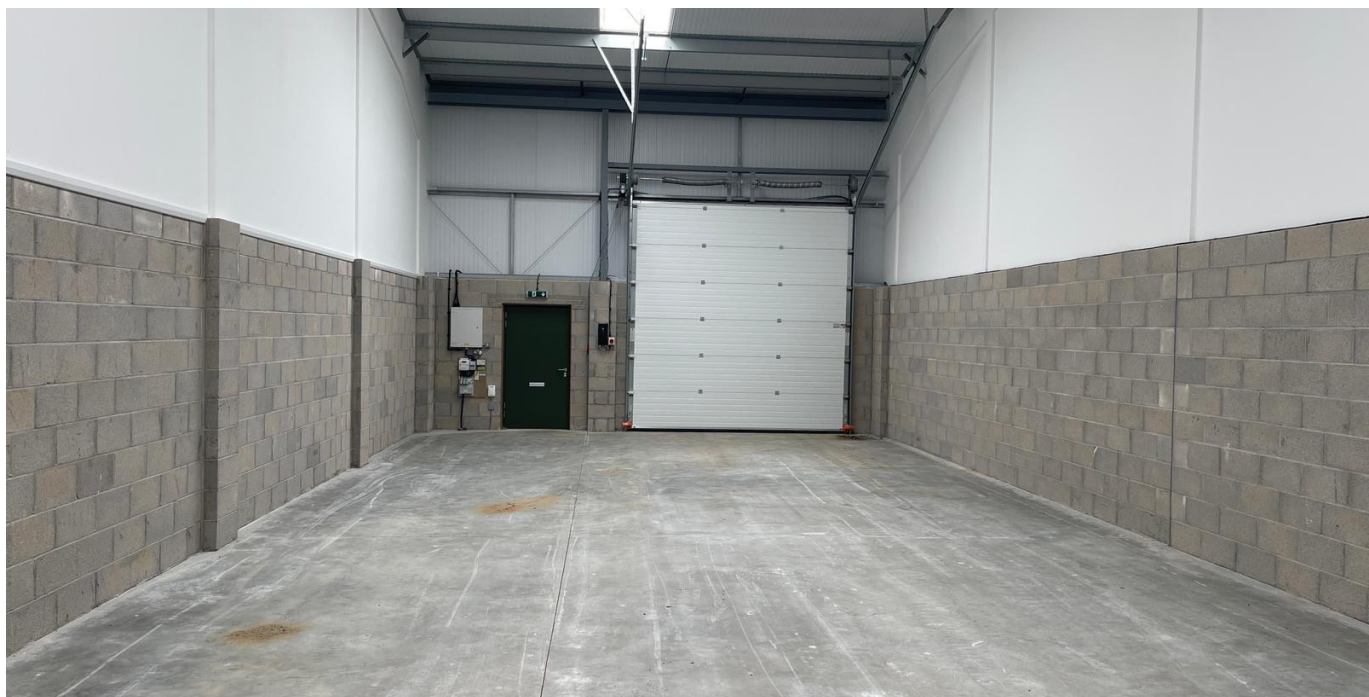
LEP is located just off the A46 dual carriageway, approximately ½ mile south west of the Lincoln Bypass.

Lincoln City Centre is approximately 7 miles to the north, with Newark and the A1 being approximately 9 miles to the south.





Google Maps



Unit 33, Lincoln Enterprise Park, Newark Road, Aubourn, Lincoln, LN5 9FP

