



Unit 2, Challenger Court, Tritton Road, Lincoln
LN6 7QY

#1240970/2026E

Unit 2, Challenger Court

Tritton Road, Lincoln, LN6 7QY



Agreement

To Let



Detail

Trade Counter/Industrial
Unit



Rent

£35,500 pax



Size

464.06 sq m
(4,994 sq ft)



Location

Lincoln, LN6 7QY



Property ID

#1240970/2026E

For Viewing & All Other Enquiries Please Contact:



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MSc

Surveyor

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Or our joint agent

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Property

The subject property comprises a trade counter unit constructed with a concrete floor and brick/blockwork walls, surmounted by profile sheet cladding and a corrugated clad roof.

Internally, the unit is accessed via a 3.16m roller shutter door and benefits from a combination of LED strip and downlighting and 3 phase electrics. Facilities include two WCs, a kitchenette and a trade counter area fitted with air conditioning.

The unit is currently fitted out to provide a mix of offices, workshops and a large trade counter area. The height to haunch is approximately 5.17m.

Externally, the property benefits from a small fenced yard suitable for additional storage, together with staff and customer 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	329.49	3,546
Mezzanine	134.57	1,448

Energy Performance Certificate

An EPC has been commissioned.

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 Classes E(g), B2 & 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: City of Lincoln Council
Description: Warehouse and Premises
Rateable value: £39,000

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

Rent

£35,500 per annum exclusive

Service Charge

A service charge may 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

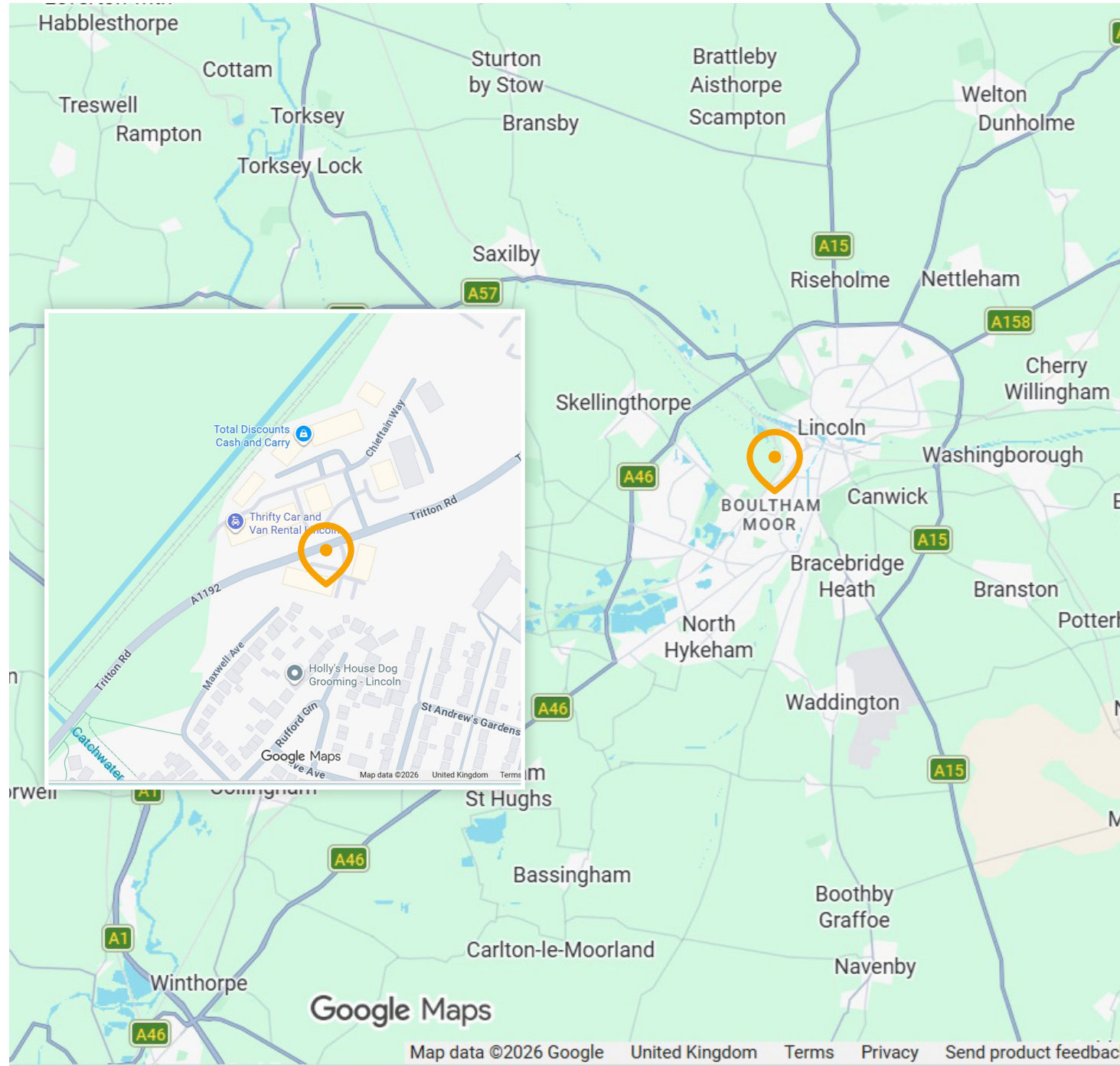
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Challenger Court forms part of a prominent established trading estate accessed off Tritton Road. Neighbouring occupiers include GSF Car Parts and Formula 1 Auto Centres.

Tritton Road is a busy arterial route linking the city centre to the south west and A46 bypass. It is in close proximity to the access to the Charterholme SUE, which is under construction.

Located to the north of the subject property is Valentine Retail Park, which is home to various national occupiers including The Range, Next and TK Maxx. The property is surrounded by a range of trade counter occupiers.





Google Maps



Unit 2, Challenger Court, Tritton Road, Lincoln, LN6 7QY

