



Unit 10 Greetwell Hollow, Crofton Drive, Lincoln LN3 4NR

TO LET

Recently Refurbished Industrial Unit

**1,117 Sq Ft
(104 Sq M)**

DESCRIPTION

The property comprises a recently refurbished mid terrace industrial unit of steel portal frame construction with brick/block walls surmounted by lined corrugated sheet cladding and similarly clad pitched roof. The unit has separate pedestrian and roller shutter vehicular access doors together with allocated staff/WC facilities and LED lights.

Externally, there is allocated parking and shared loading/circulation.

- ✔ Established industrial park
- ✔ Withing close proximity of Lincoln bypass
- ✔ Recently refurbished
- ✔ Allocated parking and yard space
- ✔ Roller shutter door
- ✔ Incentives available subject to covenant strength



LOCATION

The property occupies a convenient and accessible location on the established Allenby Trading Estate, a short distance from the junction with the Lincoln Bypass. The position is 2 miles north east of Lincoln City Centre, close to a wide range of amenities.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	1,117	104

VAT

VAT will be charged at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

BUSINESS RATES

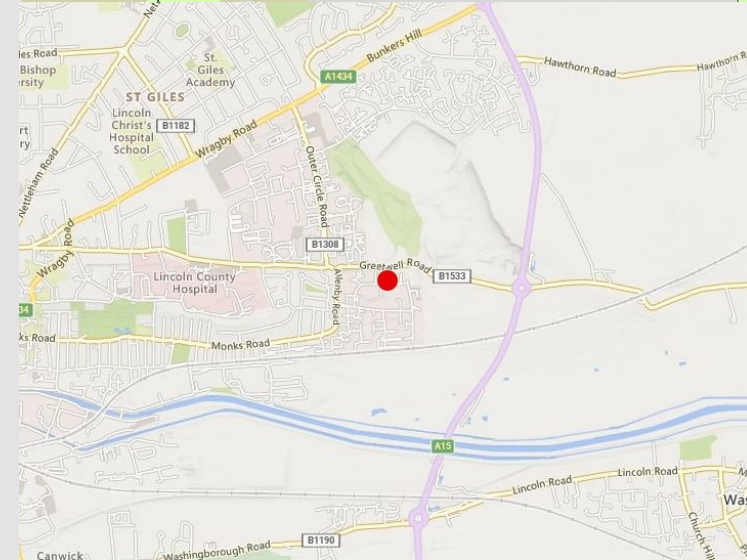
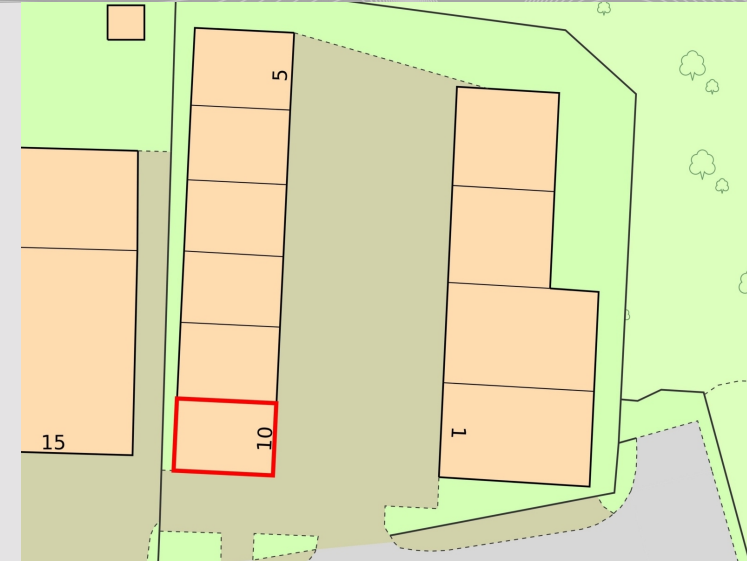
RATEABLE VALUE: £5,300

100% small business rate relief subject to eligibility.

TERMS

To let upon a new FRI lease for a term to be agreed at an initial rent of £10,000 pax. A service charge will be levied for the upkeep and maintenance of the estate.

EPC Energy rating: C (75).



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 06-Feb-2026

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Andrew France
07548 706333
afrance@lsh.co.uk



Jasper Nilsson
01522 544515
jasper.nilsson@eddisons.com