

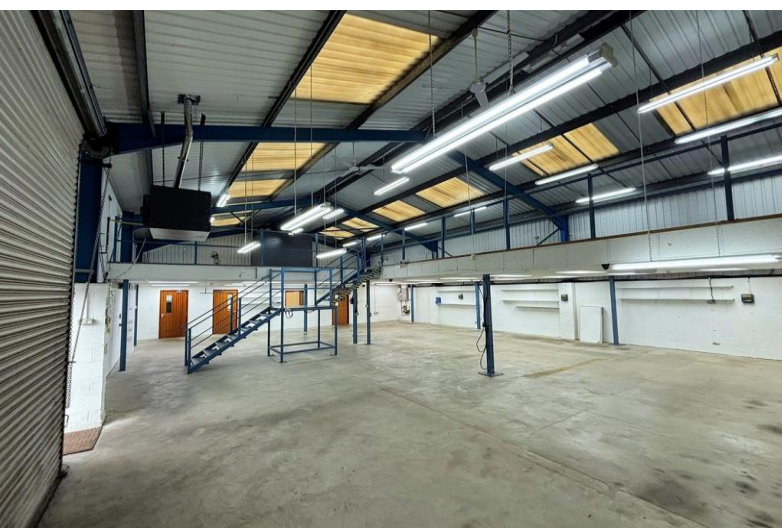


**TO LET**

**Unit 6 Whisby Way, Lincoln, LN6 3LQ**

**Rent £30,000 Per Annum**

We are pleased to offer to let this detached light industrial/business unit within a popular and highly regarded business district with Whisby Way being located just off Whisby Road and within close proximity of Doddington Road and the A46 Bypass. The property benefits from having a ground floor area of 230 sq.m (2,475 sq.ft), together with a substantial mezzanine of 170 sq.m (1,830 sq.ft). A further benefit of this well-presented building is that it has its own secure site with car parking to the front and loading/storage facilities to the side and rear. This well-maintained building benefits from gas central heating and an additional gas convector heater within the workspace. Viewing is highly recommended.



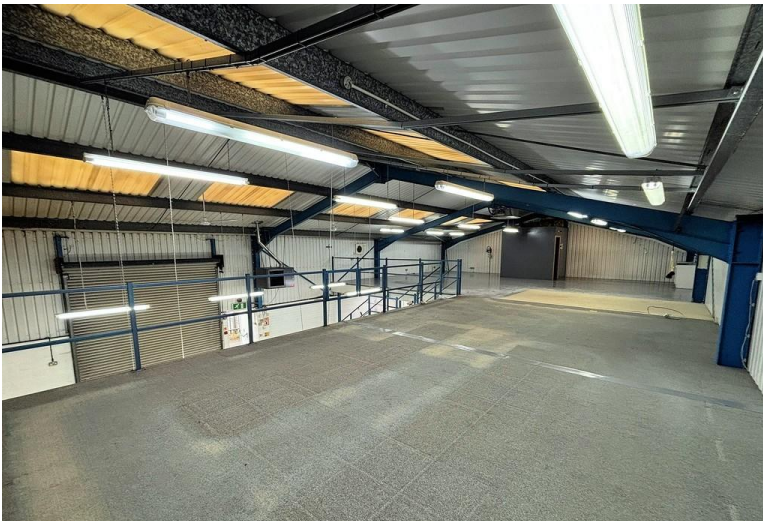


#### **LOCATION**

The property is prominently located on Whisby Way, off Whisby Road, which enjoys a direct-link to the A46 Lincoln Bypass and is situated within Lincoln's primary business district, approximately 6 miles south of the city centre. The property also benefits from being within close proximity of Hykeham railway station providing a direct-link between Lincoln and Newark on Trent.

#### **ACCOMMODATION**

The property incorporates a reception entrance and open-plan general office off together with staff kitchen, male and female WC facilities with disabled access compliance. Beyond is the open-plan workspace, which has a full height vehicle access loading doors and 4 metres minimum working headroom. The workspace currently has a substantial mezzanine floor installed providing an additional 170 sq.m (1,830 sq.ft) of first floor accommodation. This can, however, be removed if required. The overall ground floor area extends to 230 sq.m (2,475 sq.ft), resulting in a total floor area of 400 sq.m (4,305 sq.ft).



## OUTSIDE

The property occupies a level plot with a tarmac surfaced car park to the front together with a driveway/vehicle access to the right hand side, giving access to the secure rear yard, ideally suited to secure storage/additional parking etc. The site area extends to 0.1 hectares (0.25 acres).

## SERVICES

Mains drainage, gas, electricity and water are connected. A three-phase power supply is installed and heating is via a gas central heating system serving the office, kitchen and WC facilities, supplemented by a gas convector heater.

EPC Rating – D

## TENURE

The property is available to let under the terms of a new Full Repairing & Insuring Lease for a term of years to be agreed exclusive of Business Rates and all other outgoings. Apportioned Buildings Insurance will be charged back to the ingoing Tenant and a deposit equivalent to three months' rent will also be payable.

## BUSINESS RATES

Rateable Value - £19,250

Small Business Multiplier (2024/2025) 49.9p in the £. The property may qualify for small business rates relief depending on individual circumstances.

## VAT

VAT is not payable on the rent charged.

## APPLICATION FEES

The prospective Tenant will be responsible for the payment of a referencing fee of £150 inc VAT and in addition, the ingoing Tenant will be responsible for the Landlord's reasonable legal costs for the preparation of the Lease. Further details are available on request.

## PLANNING

The property is understood to be classified as Class B2 under the Town & Country Planning (Use Classes Order) 1987 (as amended). The unit may be suitable for a variety of uses subject to the necessary planning consents being obtained and it is the responsibility of the ingoing Tenant to ensure that the property has the permitted use for their intended business and occupation.

## NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

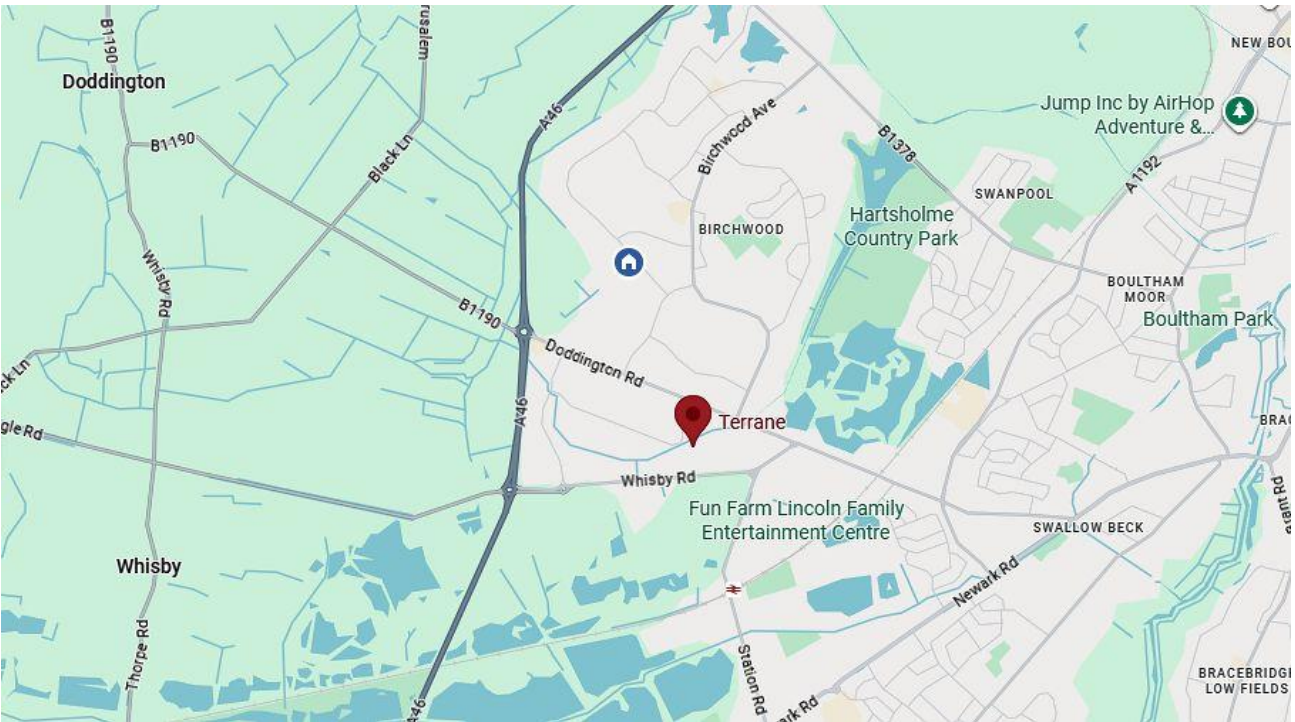
## GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

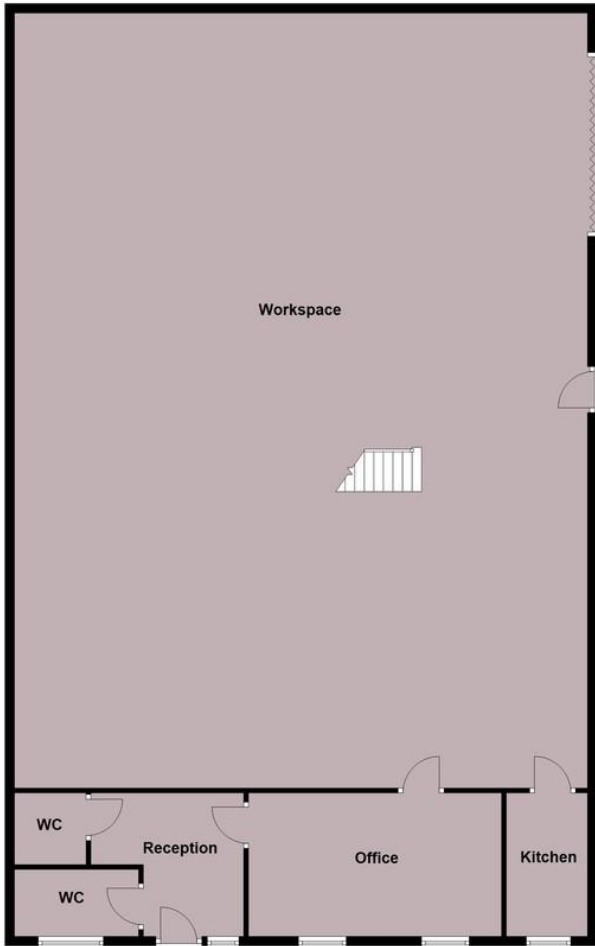
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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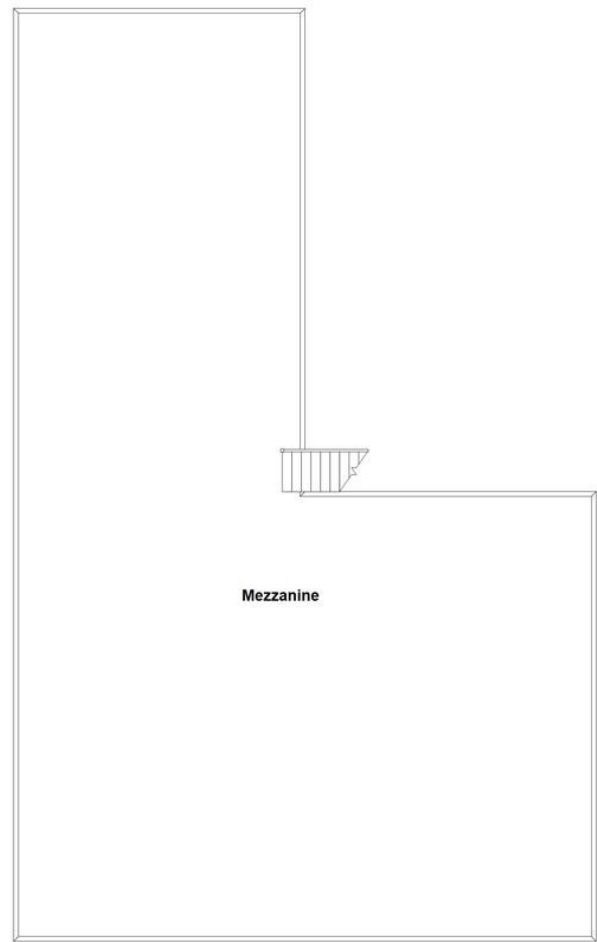




**Ground Floor**  
Approx. 231.6 sq. metres (2492.5 sq. feet)



**First Floor**  
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 231.6 sq. metres (2492.5 sq. feet)

**29-30 Silver Street**  
Lincoln  
LN2 1AS  
commercial@mundys.net  
01522 556088

**22 Queen Street**  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

