

WOOD MOORE

## Wainer Close, Lincoln, LN6 3RY

To Let | 1,175 sq ft

Unit 15 comprises a fully refurbished light industrial unit available to rent for £10,000 pax

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## Wainer Close, Lincoln, LN6 3RY

### Summary

- Rent: £10,000 per annum
- VAT: Applicable
- EPC: B (47)
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings



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### Description

The opportunity to rent a fully refurbished light industrial unit, which comprise of brand new electric roller shutter door, pedestrian entrance door and fitted with LED lighting, and WC facilities.

The Property is well constructed of steel portal frame, having brick and block elevations, surmounted with insulated profile sheet cladding.

### Location

Wainer Close is a thriving business park location in the heart of Lincoln's primary business district to the south west of Lincoln City Centre.

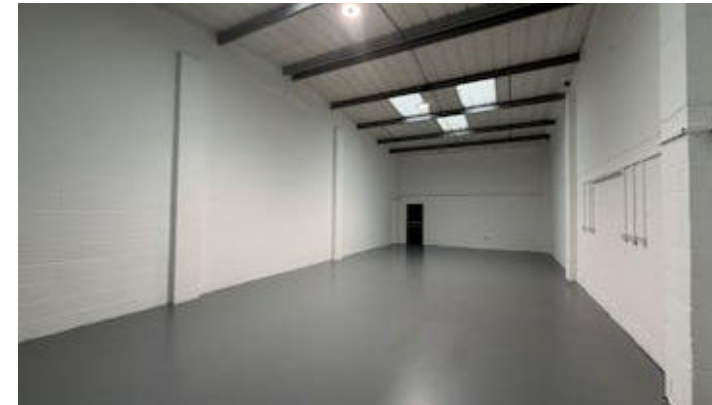
The Property is situated with easy access to key transport links with the A46 Lincoln Bypass only 0.5 km's and Hykeham railway also only a short drive away.

### Accommodation

The accommodation comprises the following areas. The Roller shutter door measures 3.2m (w) x 3.7m (h). The Property has an eaves height of 4.5m and maximum ridge height of 5.2m.

Floor/Unit	Description	sq ft	Rent	Availability
Unit	15	1,175	£10,000 /annum	Available
<b>Total</b>		<b>1,175</b>		

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be place. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.



### Services

Electric (3 phase), water and drainage are connected to the premises. Prospective occupiers are advised to make their own enquiries to the relevant utility companies as to the suitability or capacity of these services.

### Business Rates

The Property has a rateable value of £7,400; effective from 1st April 2026. Small business rate relief may therefore be available subject to status. We recommend interested parties contact the local charging authority for further information.

### Service Charge

The occupier will be responsible for the payment of an annual Service Charge to cover a proportion of the costs associated with the maintenance of the communal areas (further details on request).

### Tenure

The Property is available to rent on a new full repair and insuring lease from £10,000 Per annum exclusive. Neighboring units are also available to accommodate larger requirements.

### VAT

VAT at the appropriate rate is applicable.

