

INDUSTRIAL UNIT

TO LET



**Unit 19, Witham Point Business Park, Wavell Drive, Lincoln
LN3 4PL**

#1236190/2026A

Eddisons

UNIT 19, WITHAM POINT BUSINESS PARK

WAVELL DRIVE, LINCOLN, LN3 4PL



Agreement

To Let



Detail

Industrial Unit



Rent

£25,400 pax



Size

295 sq m (3,175 sq ft)



Location

Lincoln, LN3 4PL



Property ID

#1236190/2026A

For Viewing & All Other Enquiries Please Contact:



WILL NUTTALL

MSc
Surveyor

will.nuttall@eddisons.com

07842 218527

01522 544515

Property

The property comprises an end terrace industrial unit finished to a high standard incorporating steel portal frame construction with brick/block walls surmounted by corrugated sheet cladding and a similarly clad roof.

Internally, the accommodation provides clear workspace with minimum working heights of 6.3 metres together with allocated office/staff/WC facilities. The property benefits from separate vehicle and pedestrian access.

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

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	295	3,175

Energy Performance Certificate

Rating: C66

Services

We understand that mains water, electricity and drainage 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 Class B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: City of Lincoln Council
Description: Warehouse and Premises
Rateable Value: £18,500

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

£25,400 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.

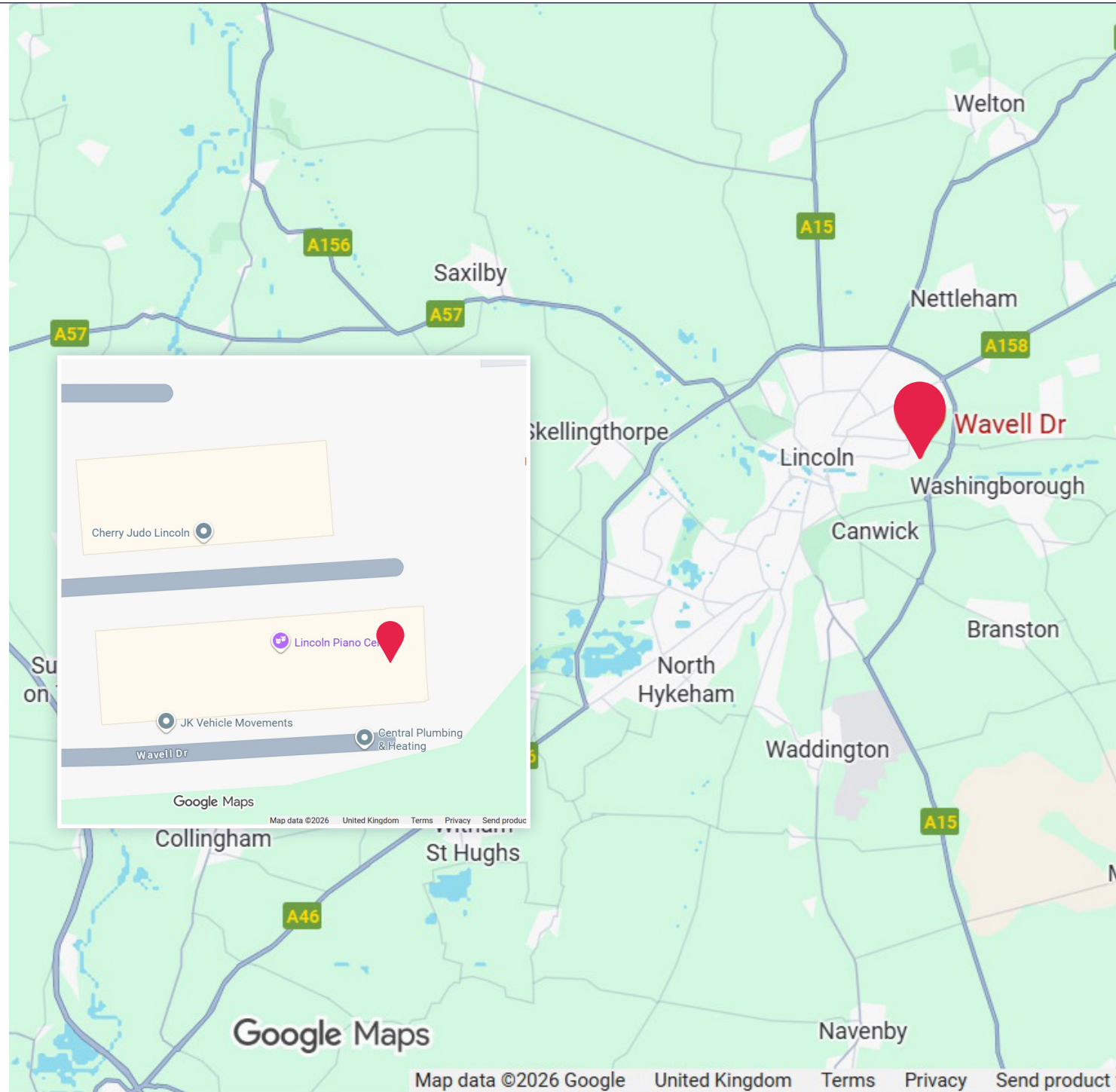
Anti-Money Laundering

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 premises are located on Witham Point Business Park, forming part of the successful Allenby Trading Estate, to the east of Lincoln City Centre. The Estate provides quick access to Outer Circle Road, the City Centre (1.5 miles) and the A46 Bypass.

The A46 Bypass provides links to major routes in and out of Lincoln, including Newark/the A1 (18 miles south west) and Scunthorpe M180 (27 miles north).





Google Maps

