



Unit 14, Kirk's Yard, Branston, Lincoln  
LN4 2JD  
#1241235/2026F

# Unit 14, Kirk's Yard

Branston, Lincoln, LN4 2JD



## Agreement

To Let



## Detail

Industrial Unit



## Rent

£15,500 pax



## Size

144.99 sq m (1,561 sq ft)



## Location

Lincoln, LN4 2JD



## Property ID

#1241235/2026F

**For Viewing & All Other Enquiries Please Contact:**



**Jasper Nilsson**  
MSc

Surveyor

T: 01522 544515

M: 07929 105 395

E: [jasper.nilsson@eddisons.com](mailto:jasper.nilsson@eddisons.com)

## Property

The property comprises a mid-terrace industrial unit of steel portal frame construction with brick walls, incorporating steel clad elevations and a similarly clad roof.

Externally, the unit benefits from allocated on site parking, together with shared loading and circulation areas, providing suitable access for commercial vehicles.

Internally, the accommodation has been completed to a shell specification, including a painted concrete floor, disabled WC facility, an electronic roller shutter loading door and a steel personnel entrance door.

## 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 <sup>2</sup>	ft <sup>2</sup>
Total GIA	144.99	1,561

## Energy Performance Certificate

Rating: A18

## Services

We understand that mains water and electricity 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 Class E(g) (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:** North Kesteven District Council  
**Description:** Workshop and Premises  
**Rateable value:** £11,250

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

**£15,500 per annum exclusive**

## Maintenance Charge

A maintenance charge will 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.

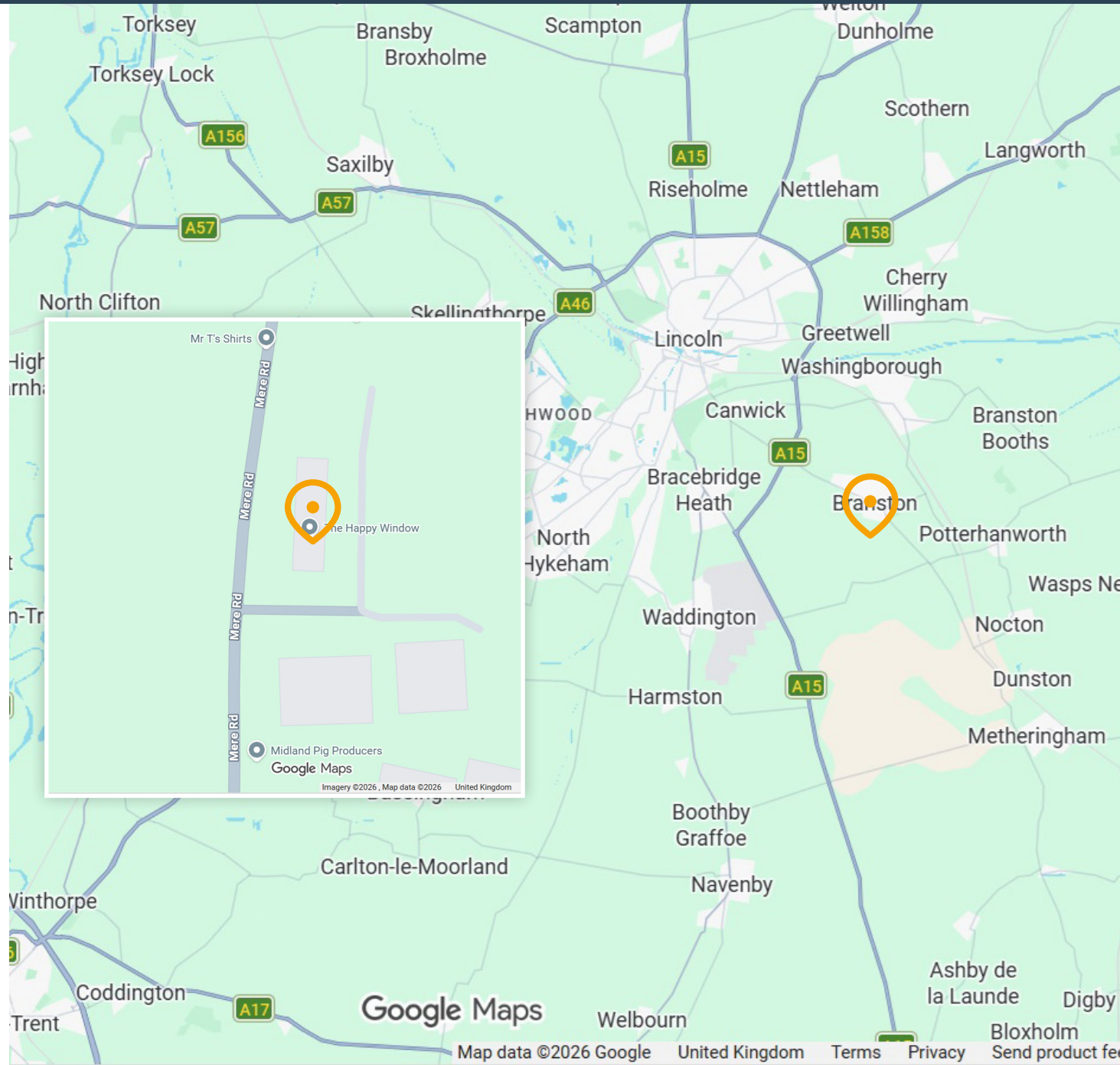
## Anti-Money Laundering

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

The unit is located within an established business park in the rural village of Branston, approximately 4 miles south of Lincoln and 14.5 miles north of Sleaford. The property benefits from convenient access via Mere Road, which connects directly to the A15, providing strong north–south links through Lincolnshire.

The surrounding area is characterised by a mix of commercial and agricultural uses, with Branston Potatoes, a major food manufacturing occupier, located immediately adjacent. The location offers a practical and accessible setting for industrial and distribution occupiers, while remaining within easy reach of Lincoln's amenities and workforce.





Google Maps



Unit 14, Kirks Yard, Mere Road, Branston, Lincoln, LN4 2JD

