



Unit 4 The Pelham Centre, Canwick Road, Lincoln LN5 8HE

TO LET

UNIT SUITABLE FOR COMMERCIAL,
BUSINESS & SERVICE USES (CLASS E)

6,393 Sq Ft
(594 Sq M)

DESCRIPTION

The Pelham Centre comprises a prominent mixed-use building incorporating seven units and two-story offices over, surrounded by a large car park. Unit 4 has a full height steel framed shop front with steel profile fire exit door to the rear. The unit is suitable for commercial, business and service uses (Class E) including shops, offices, cafes, restaurants, GPs, light industrial, creches and gyms.

- ✔ Prominent landmark building adjacent to A15 flyover
- ✔ Situated at eastern end of East-West Link Road
- ✔ Within close proximity of the City Centre/Transport Hub
- ✔ Suitable for a variety of alternative uses
- ✔ Incentives available subject to covenant strength
- ✔ 2025/6 service charge budget upon request



LOCATION

The Pelham Centre is situated on the eastern side of Canwick Road / Pelham Bridge flyover (A15), a main arterial road running north south through the City Centre, accessed from both north and south via Kesteven Street (A57). Lincoln Central Train and Bus Stations are situated 250 metres to the north west and the High Street 400 metres to the west.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	6,393	594

VAT

Rent and service charge are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

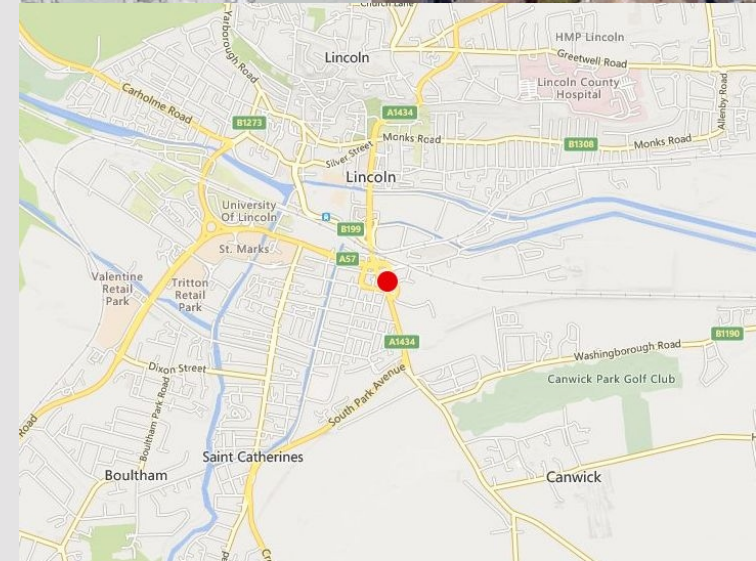
BUSINESS RATES

Rateable Value: £32,250.
Rates Payable (2025/6) : £16,092.75.

TERMS

Available to let upon a new effective full repairing and insuring lease for a term to be agreed at a rent of £32,250 pax.

EPC D (84).



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Regulated by RICS 15-Jul-2025

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Andrew France
07548 706333
afrance@lsh.co.uk



Incorporating Banks Long & Co

Jasper Nilsson
01522 544515
jasper.nilsson@eddisons.com