

WOOD MOORE



Stirlin Business Park, Sadler Road, Lincoln, LN6 3AF

To Let / For Sale | 1,065 sq ft

An opportunity to rent or purchase this modern light industrial premises on the private Stirlin Business Park development.

woodmoore.co.uk

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Summary

- Rent: £9,500 per annum
- Price: £145,000
- VAT: Applicable
- EPC: B (43)

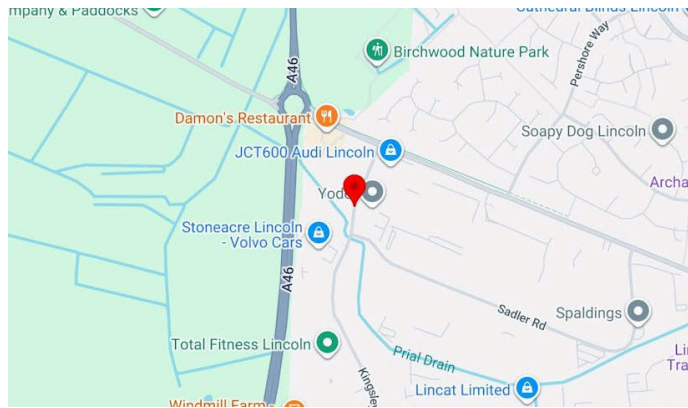
Further information

- [View details on our website](#)

Contact & Viewings



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Description

The Property comprises a modern light industrial premises, having electric up and over roller shutter door, pedestrian entrance door and fitted with lighting, intruder alarm and WC facilities.

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

Location

Stirlin Business Park is situated off Sadler Road, in the heart of Lincoln's primary business district to the south west of Lincoln City Centre and close to major businesses such as Audi, Yodel, Tesla, Jaguar Landrover and Total Fitness among many others.

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

Accommodation

The accommodation comprises the following areas:

Building Type	sq ft	Rent	Price	Availability
Light Industrial	1,065	£9,500 /annum	£145,000	Available
Total	1,065			

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 placed. (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 £8,700; 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 either to rent from £9,500 Per annum exclusive or for sale with vacant possession from £145,000.

VAT

VAT at the appropriate rate is applicable.

