

**INDUSTRIAL UNIT**

**TO LET**



**Unit 2, JGR House, Exchange Road, Lincoln  
LN6 3JZ**

#1231727/2025J

**Eddisons**

# UNIT 2, JGR HOUSE

EXCHANGE ROAD, LINCOLN, LN6 3JZ



Agreement

To Let



Detail

Industrial Unit



Rent

£18,000 pax



Size

292.3 sq m (3,146 sq ft)



Location

Lincoln, LN6 3JZ



Property ID

#1231727/2025J

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



**WILL NUTTALL**

MSc  
Surveyor

[will.nuttall@eddisons.com](mailto:will.nuttall@eddisons.com)

07842 218527

01522 544515

## Property

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The property comprises a semi-detached industrial warehouse of steel portal frame construction with brick/blockwork/clad elevations and a similarly clad roof.

Internally, the property benefits from a reception area, disabled WC, electric roller shutter door, air conditioning, LED lighting, mezzanine, which has been fitted with an office and kitchenette area, and a minimum working height of 5.18 metres.

Externally, the property has two allocated parking spaces.

## Accommodation

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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	196.6	2,116
Plus Mezzanine	95.7	1,030

## Energy Performance Certificate

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Rating: E111

## Services

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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

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We understand that the property has consent for uses falling within Class E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Alternative uses may be appropriate, subject to receipt of necessary planning permission.

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

## Rates

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**Charging Authority:** North Kesteven District Council  
**Description:** Workshop and Premises  
**Rateable Value:** £14,000

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

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The property is available **To Let** by way of an effective Full Repairing and Insuring lease, for a term to be agreed.

## Rent

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**£18,000 per annum exclusive**

## Service Charge

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A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

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VAT will be charged in addition to the rent at the prevailing rate.

## Legal Costs

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Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Agent's Note

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Please note that these photographs were taken in 2022. As we understand, the current tenant will be returning the property to a similar condition following dilapidations.

## Anti-Money Laundering

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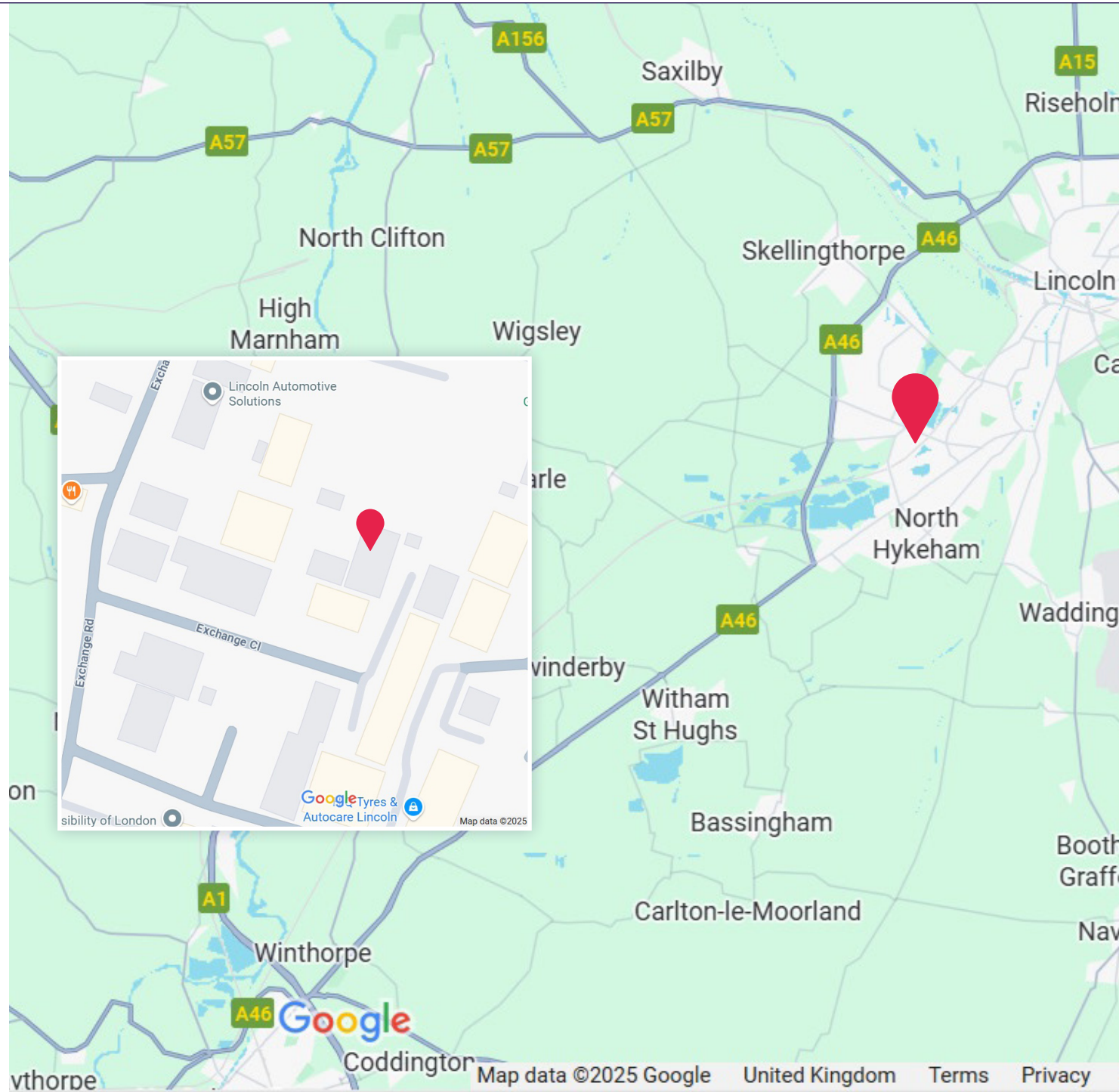
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

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The unit is located on Exchange Road, which is situated just off Doddington Road to the south west of Lincoln City Centre.

The property is located within a convenient area with quick access to the Lincoln Bypass/A46 dual carriageway thereafter.





Google



Unit 2, J G R House, Exchange Road, Lincoln, LN6 3JZ

