

**INDUSTRIAL UNITS WITH PARKING**

**FOR SALE/TO LET**



**Units 7 & 8, Lincoln Enterprise Park, Newark Road, Aibourn, Lincoln  
LN5 9FP**

#1229641/2025F

**Eddisons**

# UNITS 7 & 8, LINCOLN ENTERPRISE PARK

NEWARK ROAD, AUBOURN, LINCOLN, LN5 9FP



Agreement

To Let



Detail

Industrial units with parking



Price/Rent

Price:  
Unit 7 - £350,000  
Unit 8 - £350,000  
Both - £700,000

Rent from:  
Unit 7 - £19,000 pax  
Unit 8 - £21,750 pax  
Both - £40,750 pax



Size

280 - 849 sq m  
(3,019 - 9,142 sq ft)



Location

Lincoln, LN5 9FP



Property ID

#1229641/2025F

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



**JASPER NILSSON**

**BA (Hons)  
Surveyor**

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## Property

The properties comprise neighbouring mid-terrace units of steel portal frame construction with brick/blockwork elevations and corrugated sheet cladding above, beneath an insulated metal profile clad roof.

Unit 7 – has an open plan storage area and benefits from ancillary office space with a kitchenette and WC. The roller shutter has a working height of 4m.

Unit 8 – has a main storage area with a range of offices including a boardroom. This unit also benefits from a large mezzanine floor already in situ, a kitchenette and WC.

Externally each unit has 3 allocated car parking spaces and an unloading/loading area. There is also shared parking on the wider development.

## 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>
<b>Unit 7 GIA</b>	<b>280</b>	<b>3,019</b>
Unit 8 GF GIA	287	3,097
Unit 8 Mezzanine	281	3,026
<b>Unit 8 Total</b>	<b>568</b>	<b>6,123</b>
<b>Combined Total</b>	<b>849</b>	<b>9,142</b>

## Energy Performance Certificate

Rating: Unit 7 - D78  
Unit 8 - B48

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

## 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

Both units hold Planning Consent for industrial uses falling within classes B2 (General Industrial), B8 (Storage and Distribution) or E(g)(iii) (Light Industrial) 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/Warehouse and Premises  
**Rateable Value:** Unit 7 - £18,250  
Unit 8 - £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

These properties are available **To Let**, either separately or combined, by way of a new Full Repairing and Insuring lease, for a term to be agreed.

The units are also available **For Sale** either individually or together.

## Price/Rent

**Price:**  
**Unit 7 - £350,000**  
**Unit 8 - £350,000**  
**Both units - £700,000**

**Rent from:**  
**Unit 7 - £19,000 per annum exclusive**  
**Unit 8 - £21,750 per annum exclusive**  
**Both - £40,750 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 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.

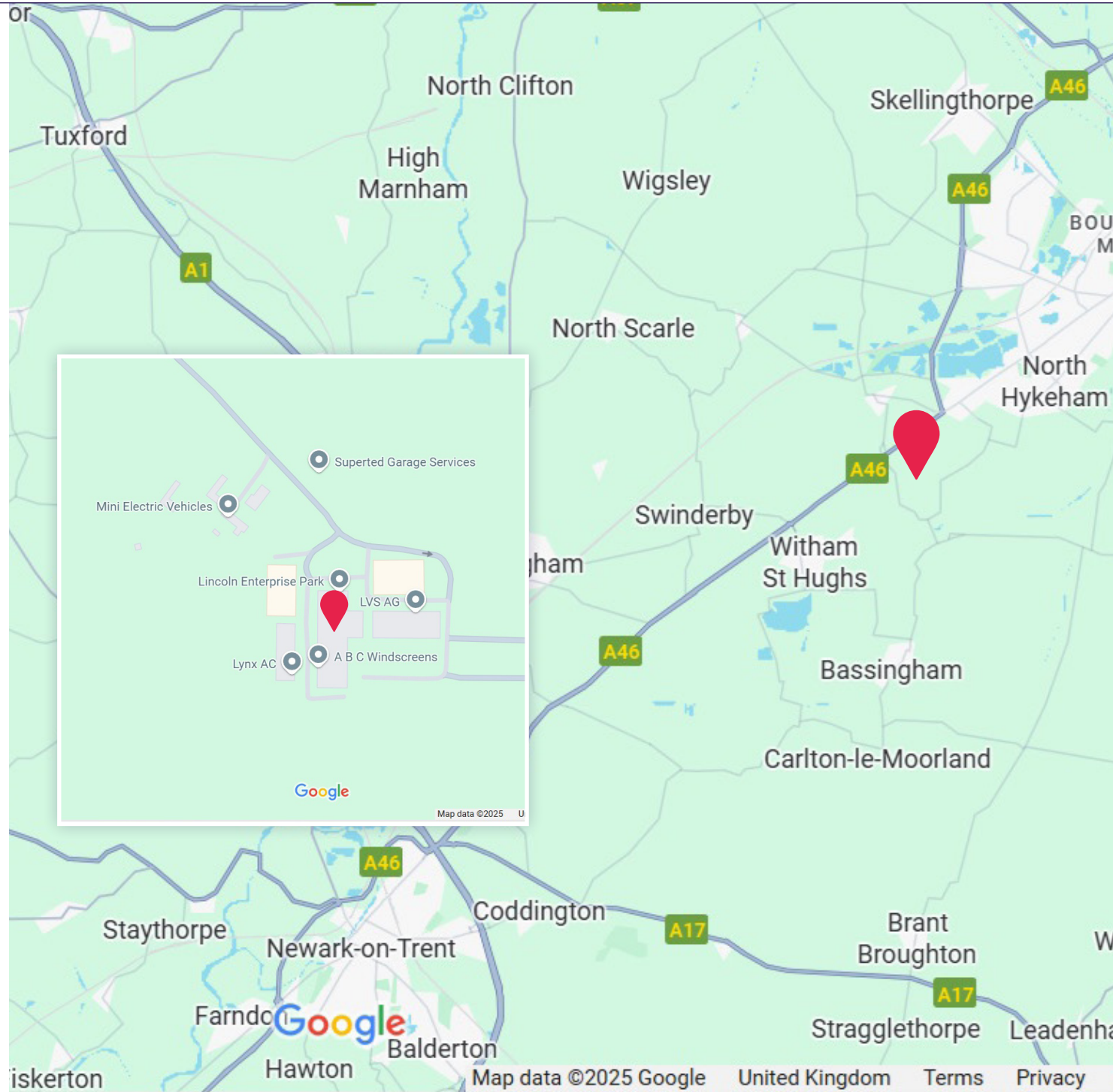
## Anti-Money Laundering

Prospective purchasers/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 property is located within the popular and expanding Lincoln Enterprise Park, just off the A46 dual carriageway, approximately ½ mile south west of the Lincoln Bypass.

The site is approximately 7 miles to the south of Lincoln City Centre with Newark and the A1 being approximately 9 miles to the south.







Unit 7 & 8 LEP

