



**BT Fleet Garage, Lime Kiln Way, Lincoln
LN2 4DL**

#1221513/20241

BT FLEET GARAGE

LIME KILN WAY, LINCOLN, LN2 4DL



Agreement

To Let



Detail

Industrial



Rent

£25,500 pax



Size

296.75 sq m (3,193 sq ft)



Location

Lincoln, LN2 4DL



Property ID

#1221513/2024I

For Viewing & All Other Enquiries Please Contact:



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Surveyor

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Property

The unit provides a steel portal frame workshop with insulated profile cladding to elevations and roof, together with roof lights.

Internally, the premises are largely open plan with the exception of single storey block work section providing WC's and offices. The unit provides an eaves height of 5.83m.

Access to the unit is by way of 4 up and over doors across the front elevation together with fire exits. The unit benefits from ceiling mounted gas blower heating and high bay LED strip lighting.

Externally, the property sits on a shared site but provides generous external demise which includes 45 car parking spaces and yard area.

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 ²	ft ²
Total NIA	296.75	3,193

Energy Performance Certificate

Rating: E118

Services

We understand that mains water, gas, electricity and drainage supplies are available and connected to the property. These have not been tested and 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 B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

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

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

Rates

Charging Authority: City of Lincoln Council
Description: Storage Depot and Premises
Rateable value: To be separately assessed
UBR: 0.546
Period: 2024-2025

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

£25,500 per annum exclusive

Service Charge

A service charge may 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

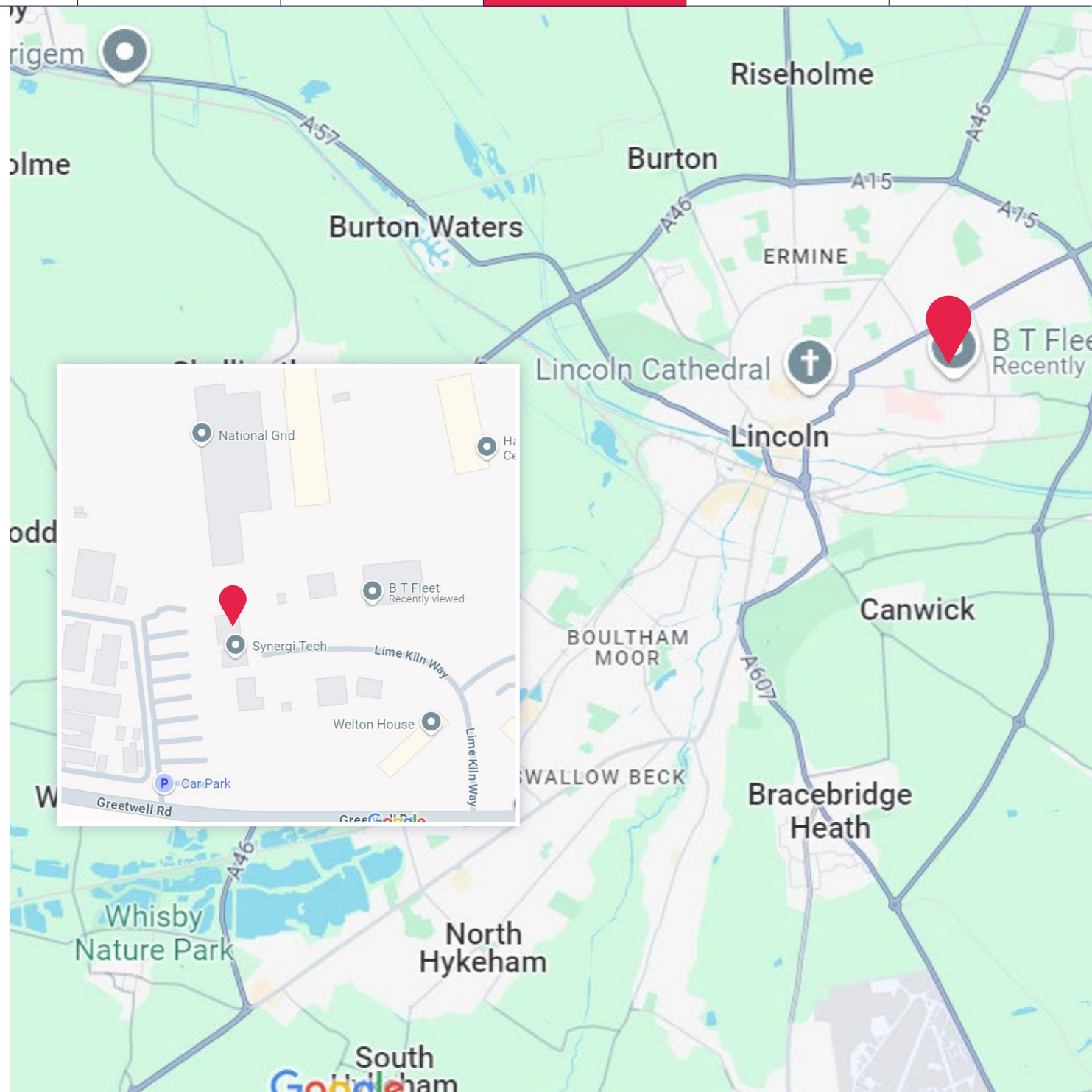
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

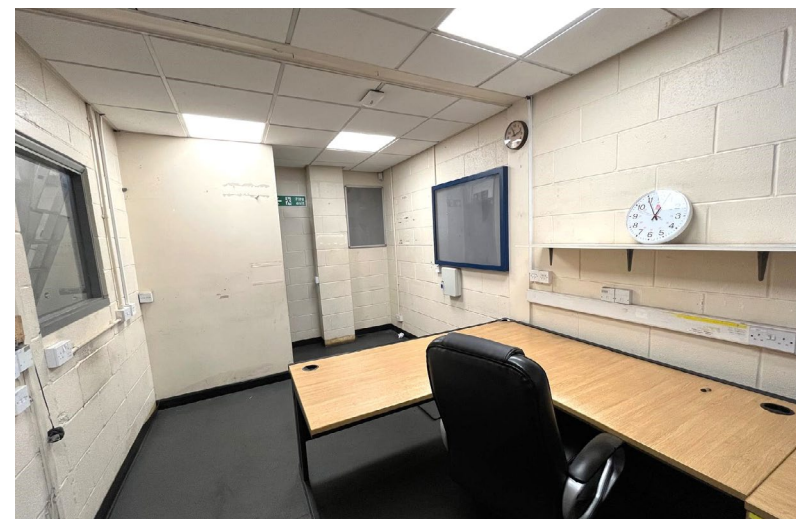
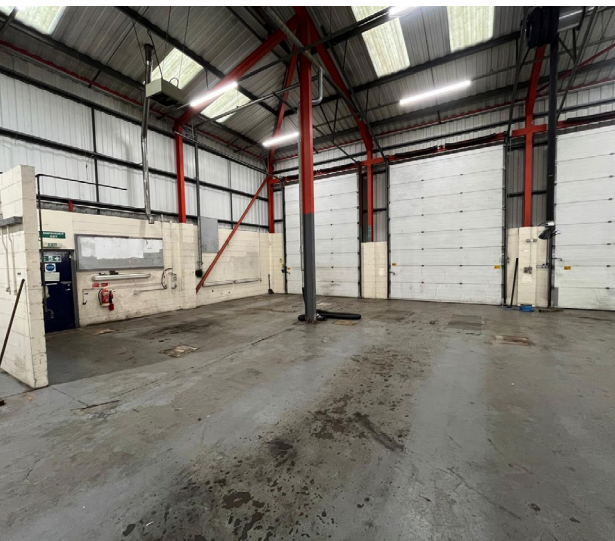
The unit is situated on Lime Kiln Way, approximately 1.5 miles East of Lincoln City Centre. The area is home to a mix of commercial users and residential dwellings.

Lincoln is the administrative and main shopping centre for the County of Lincolnshire, with an estimated urban population of circa 130,000 and a catchment of 545,000, generating an estimated total catchment spend of close to £1 billion per year. It is recognised as one of England's finest Cathedral Cities, attracting over 3 million tourists every year.

The nearby Lincoln Eastern Bypass provides good access to the A46 and the wider motorway network. Nearby occupiers include Volkswagen, Screwfix, CareCo, Enterprise & Kwik Fit.







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