

# UNDER REFURBISHMENT



Chieftain Park, Chieftain Way, Tritton Road, Lincoln  
LN6 7RY

#1221413/2025A

Eddisons



# CHIEFTAIN PARK

CHIEFTAIN WAY, TRITTON ROAD, LINCOLN, LN6 7RY



Agreement

To Let



Detail

Industrial & Office Units



Rent

From £27,000 pax  
to £109,000 pax



Size

From 278.3 sq m (2,994 sq ft)  
to 1,151.60 sq m (12,390 sq ft)



Location

Lincoln, LN6 7RY



Property ID

#1221413/2025A

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



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## Property

Chieftain Park is a well laid out former builders merchants that offers two detached buildings with associated parking and yard space.

Unit 1/1a is located on the western boundary of the site, comprising a former trade counter/office with adjoining warehouse.

Unit 1 is constructed of concrete portal frame with concrete floor and brick/block walls surmounted by corrugated sheet cladding and a similarly clad roof. The unit benefits from 2 vehicular access doors and a minimum working height of 3.12m.

Unit 1a offers a former trade counter/office with accompanying WC and kitchen facilities. It is constructed of brick/block work under a flat roof. It has a suspended ceiling with strip lighting and tiled flooring. It is accessed via electrically operated sliding personnel doors.

Unit 2 is located on the eastern boundary of the site and is constructed of concrete portal frame with concrete floor and brick/block walls surmounted by corrugated sheet cladding and a similarly clad roof. The unit has a vehicular access door and a minimum working height of 3.77m.

All units are being refurbished and will benefit from:

- Allocated forecourt parking
- Allocated yards
- Shared loading and circulation facilities
- 3 phase electricity
- Refurbished exterior (details TBC)
- New vehicular access doors
- New glazed pedestrian door

## Energy Performance Certificate

Rating: 74C

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the units. 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.

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.

## Accommodation

Having measured the units in accordance with the prevailing RICS Code of Measuring Practice, we calculate that they provide the following floor areas.

Area	m <sup>2</sup>	ft <sup>2</sup>
Unit 1	512.7	5,516
Unit 1a*	278.3	2,994
Unit 2	360.6	3,880
<b>Total GIA</b>	<b>1,151.60</b>	<b>12,390</b>
*Unit 1a NIA	255.89	2,753

## Town & Country Planning

We understand that the property has planning consent for B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). May be deemed alternative uses acceptable subject to receipt of necessary planning consent.

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

## Rates

<b>Charging Authority:</b>	City of Lincoln Council
<b>Description:</b>	Builders Merchants and Premises
<b>Rateable value:</b>	Buildings to be separately assessed
<b>UBR:</b>	0.546
<b>Period:</b>	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 available units are available **To Let** either as a whole or combined by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

**Unit 1 - £48,000 per annum exclusive**

**Unit 1a - £27,000 per annum exclusive**

**Unit 2 - £34,000 per annum exclusive**

**Total - £109,000 per annum exclusive for the whole**

## 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.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

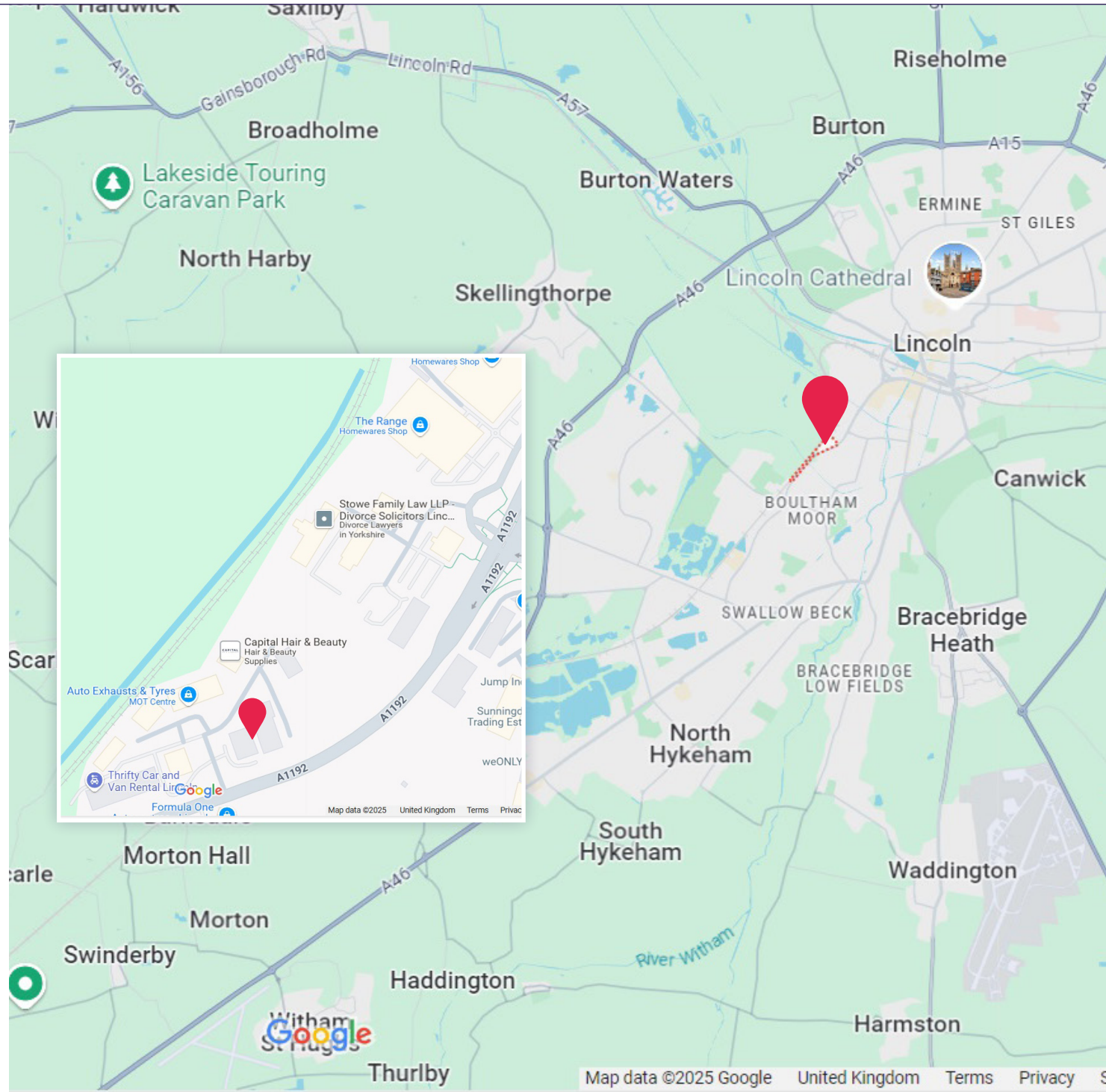
## Location

Chieftain Park forms part of an established industrial estate accessed off Tritton Road. Tritton Road is a busy arterial route linking the city centre to the south west and A46 bypass.

It is immediately adjacent to the proposed access to the Charterholme SUE (details overleaf), which is under construction.

Located just to the north of the subject property is Valentine Park, which is home to various national occupiers including The Range, Next and TK Maxx.

The property is surrounded by a range of trade counter occupiers.





## Charterholme

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The site occupies a prominent position directly adjacent to Charterholme. The development will be the largest residential development delivered in Lincoln for decades and the proposals include:

- 3,200 dwellings
- A local centre comprising of retail and commercial units and a new primary school
- A commercial employment area of up to 49 acres (20 hectares)
- A regional sport and leisure complex, comprising a new stadium, health and leisure facilities, a hotel and ancillary food and drink elements
- Improved highway links including bus priority, cycling and walking routes connecting to and from the surrounding areas.













Chieftain Park, Chieftain Way, Tritton Road

