



Outer Circle Road, Lincoln  
LN2 4LD

#1225405/2025A

Eddisons



# OUTER CIRCLE ROAD

LINCOLN, LN2 4LD



Agreement

To Let



Detail

Showroom/workshop units



Rent

From £10,000 to £105,000  
per annum exclusive



Size

From 281.9 to 1,364.20 sq m  
(3,035 to 14,685 sq ft)



Location

Lincoln, LN2 4LD



Property ID

#1225405/2025A

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



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## Property

The property comprises a combination of showroom and industrial units available individually or combined.

Unit 2/4C comprises a showroom with ancillary offices to the rear and benefits from a tiled floor, suspended ceiling and glazed frontage. New WC facilities are to be installed by the Landlords. Parking will be allocated for circa 30 vehicles to the front of the unit.

Unit 3 comprises a former fast-fit facility with a tiled floor, painted plastered walls and 4 sectional up and over doors. New WC facilities are to be installed by the Landlords. Parking will be allocated for circa 10 vehicles to the front of the unit.

Unit 9 comprises a former parts store with concrete floor and a mezzanine throughout, suitable for a variety of uses. Access is provided by way of 1 roller shutter and 1 up and over door. Parking will be allocated.

## 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>
<b>Unit 2/4C</b>		
Showroom/Workshop	529.5	5,700
<b>Unit 3</b>		
Workshop	281.9	3,035
<b>Unit 9</b>		
Ground Floor Workshop	288	3,100
Mezzanine	264.8	2,850
<b>Total GIA</b>	<b>1,364.20</b>	<b>14,685</b>

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.

## Energy Performance Certificate

The whole property has a rating of D99.

## Services

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

We understand that the property has existing planning permission for uses falling within class Sui Generis (Motor Trade) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Alternative uses may be permitted, subject to necessary planning consent. Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** City of Lincoln Council  
**Description:** Workshop and Premises  
**Rateable Value:** To be reassessed

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

The units are available **To Let** either individually or combined by way of new Full Repairing and Insuring leases, for a term to be agreed.

## Rent

**Unit 2/4C - £70,000 per annum exclusive**

**Unit 3 - £25,000 per annum exclusive**

**Unit 9 - £10,000 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

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

The property is situated in a highly prominent position with extensive frontage to both Outer Circle Road and Bishops Road.

The site is 1 ½ miles north east of Lincoln City Centre and has links to the regional and national road network via the nearby Lincoln bypass.

Surrounding businesses include national motor trade, trade counter and retail warehouse occupiers such as Evans Halshaw Ford, Wickes, Howdens, Topps Tiles, Magnet and Kwik-Fit.

The property has recently been acquired by Sandcliffe Ltd, who do not require use of the entire site.













