



**Pioneer Way
Lincoln, LN6 0QR**
#3927/2023H

Pioneer Way

Lincoln, L N6 0RQ



Agreement

For Sale/ To Let



Detail

Warehouse & Offices



Price/Rent

OIEO £3M
From £25,000 pax



Size

391 - 3,778 sq m
(4,211 - 40,686sq ft)



Location

Town, POSTCODE



Property ID

#FILENO/2023A

For Viewing & All Other Enquiries Please Contact:



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Director

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CAMERON MCRAE
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Surveyor

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Property

The available accommodation forms part of a substantial warehouse complex and comprises offices plus two designated warehouses that can be made available either separately or as a whole. The offices are finished to a modern standard and benefit from allocated staff WC facilities and parking.

The warehouse areas provide open plan storage space with dock level loading access. Externally there is an extensive loading, circulation and parking.

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
Offices	391	4,211
Warehouse 1	2,030	21,858
Warehouse 2/3	1,357	14,617
Total GIA	3,778	40,686

Energy Performance Certificate

Rating: C

Services

We understand that mains water, 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 Storage and Distribution under Use Class B8 of the Town & Country Planning (Use Classes) order 1987 (as mended 2020).

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

Rates

Charging Authority: City of Lincoln Council
Description: Workshop and Premises
Rateable value: To be seperately assessed
UBR: 0.512
Period: 2023-2024

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.

The property is available **For Sale** subject to vacant possession.

The available space can be let or sol on an individual bases or can be combined.

Price

Offers in excess of £3,000,000

Rent

Offices - £25,000 per annum exclusive

Warehouse 1 - £95,000 per annum exclusive

Warehouse 2/3 - £75,000 per annum exclusive

Combined - £195,000 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

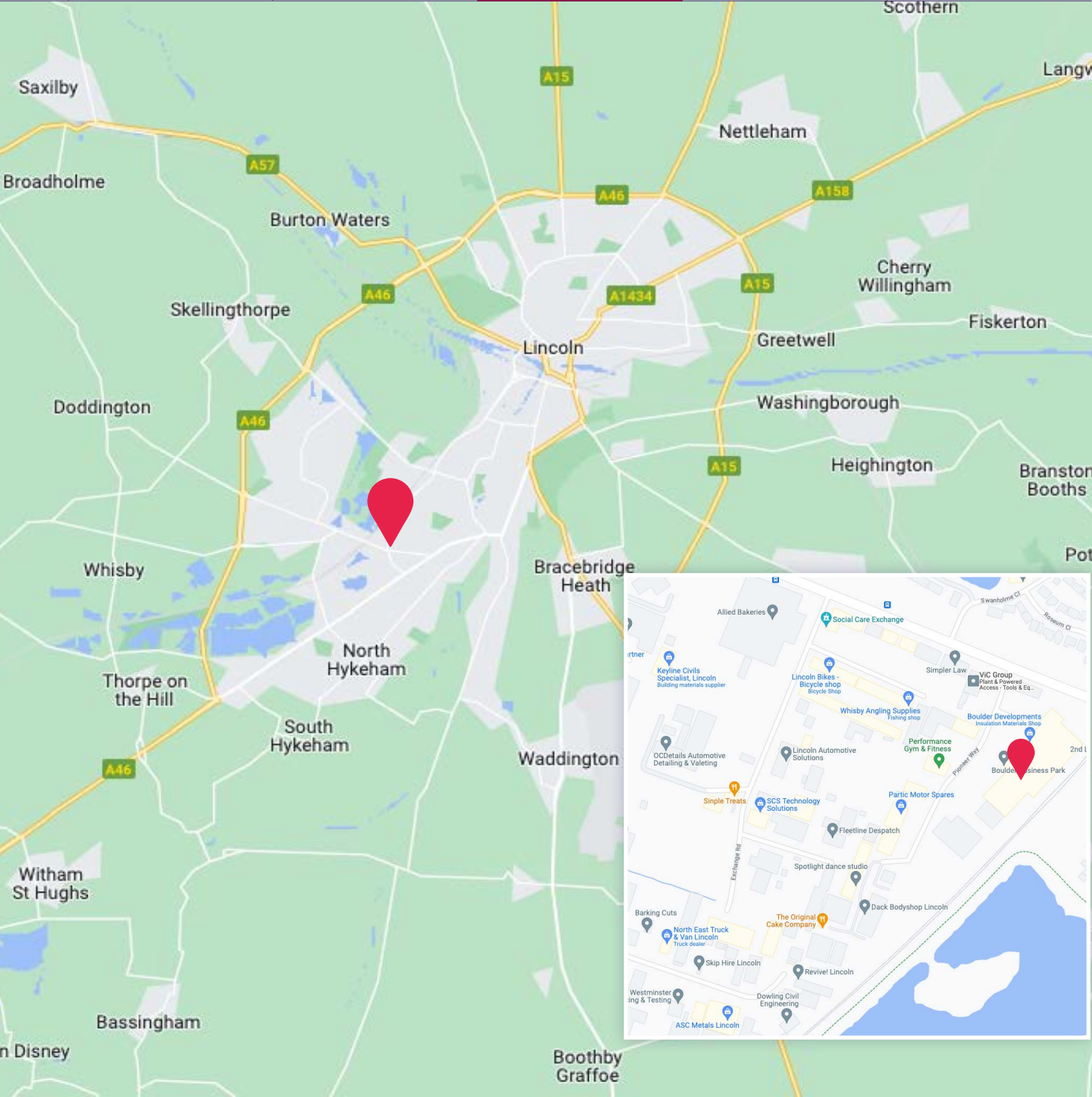
VAT will be charged in addition to the price/rent at the prevailing rate.

Legal Costs

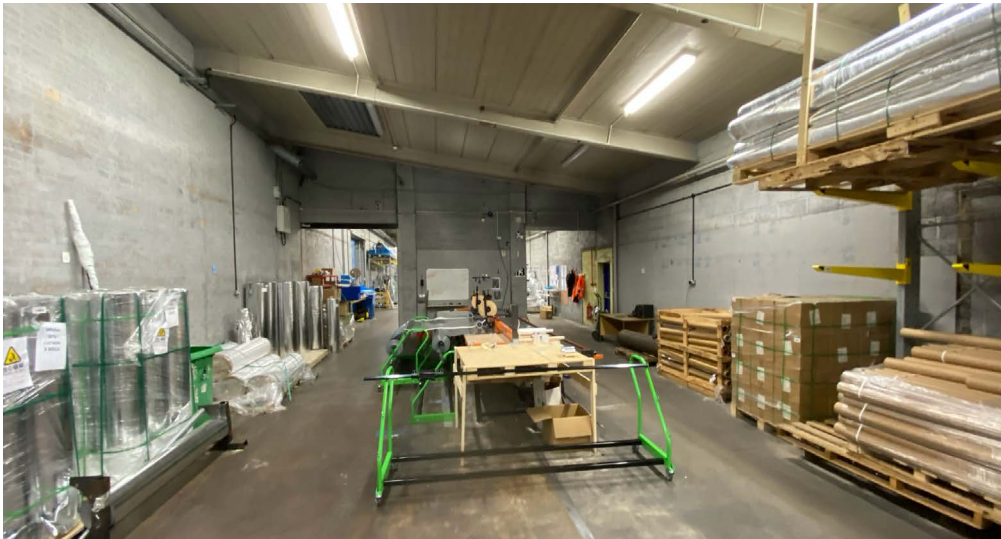
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

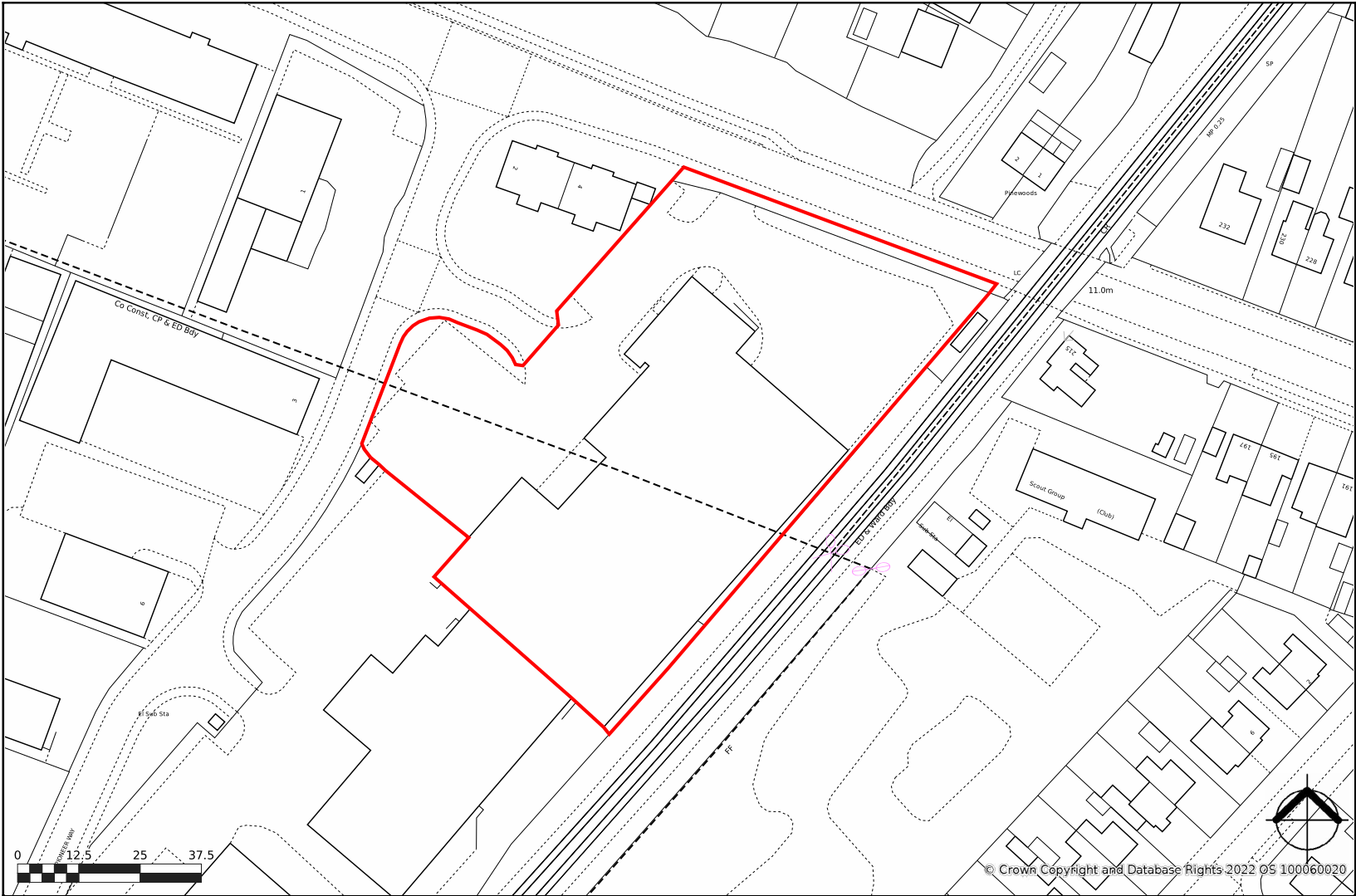
The property occupies a prominent position fronting Doddington Road with access off Pioneer Way within the South West Business Quarter of Lincoln. The location is only a short distance from the A46 Lincoln Bypass providing quick access to the A1 (11 miles south west).







Pioneer Way, Doddington Road, Lincoln, LN6 0QR



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Plotted Scale - 1:1,250