

LAND

TO LET



**Storage Compound, Discovery Park, Whisby Road, Lincoln
LN6 3AN**

#1224704/2025D

Eddisons

STORAGE COMPOUND

DISCOVERY PARK, WHISBY ROAD, LINCOLN, LN6 3AN



Agreement

To Let



Detail

Land



Rent

£40,000 pax



Size

1.06 acres (0.43 hectares)



Location

Lincoln, LN6 3AN



Property ID

#1224704/2025D

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)
Surveyor

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Property

The site comprises a regular shaped parcel of undeveloped land equating to 1.06 acres (0.43 hectares) in size.

Within the south west of Lincoln, the land is accessed via Whisby Road, a strategic location with quick access to the A46 Lincoln bypass. Neighbouring occupiers include Brewers Decorator Centre, Screwfix and Howdens kitchen furniture shop.

Whilst the site is currently undeveloped, the Landlord may consider surfacing the land and providing additional lighting and fencing, subject to contract.

There is also a scope for further subdivision of the available space.

Accommodation

Having measured the land in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following area.

Area	Acres	Hectares
Total	1.06	0.43

Services

We understand that mains water, electricity and drainage supplies may be available in the vicinity of the site, although these 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 are not aware of any current planning consents or applications; however, we understand the site is located within an Important Established Employment Area (Area E18) under policy S31 in the Local Plan.

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

Rates

Charging Authority: North Kesteven District Council
Description: Land
Rateable Value: To be assessed

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 site is available **To Let** for a term to be agreed.

Rent

£40,000 per annum exclusive

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.

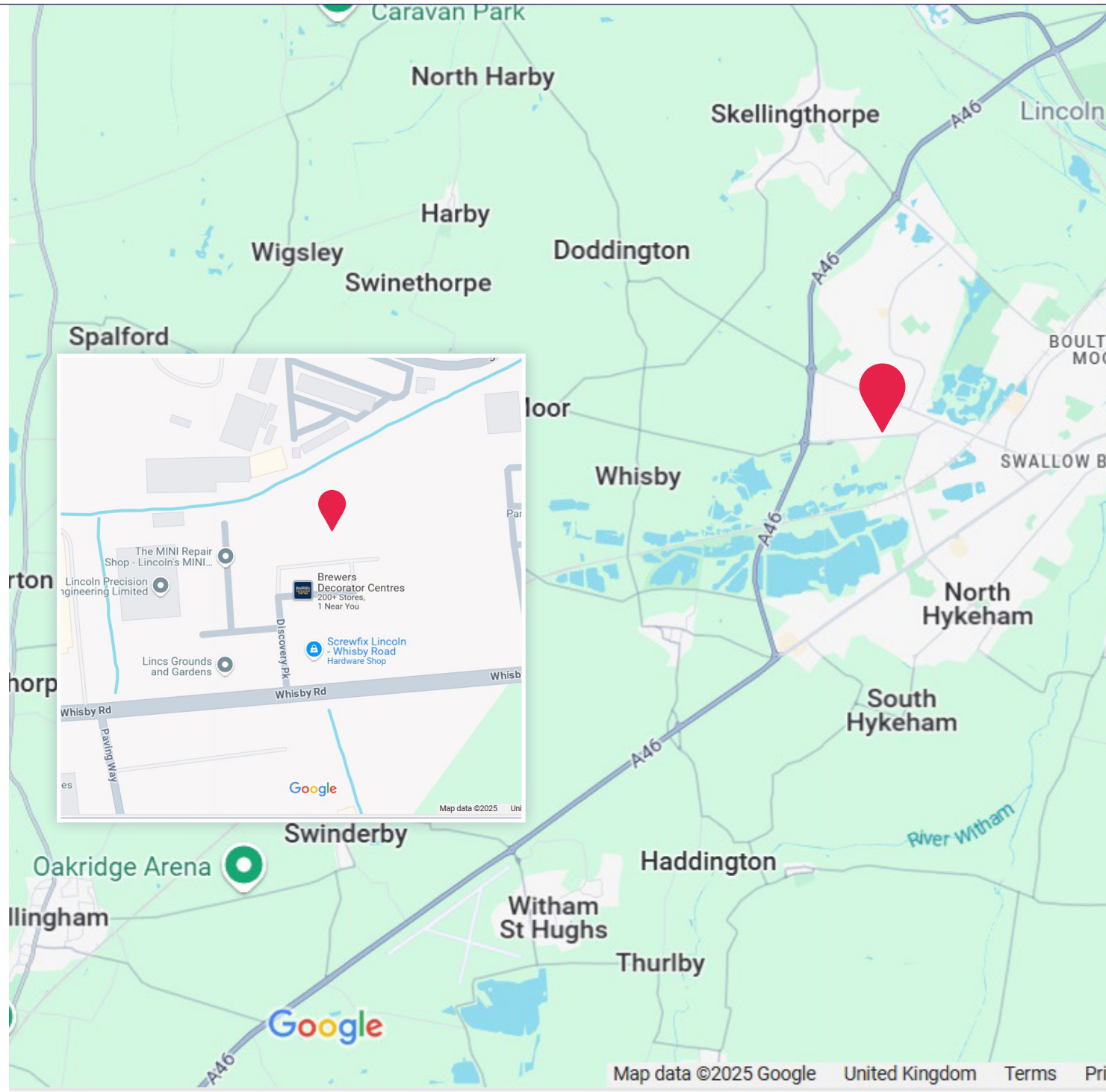
Location

The land occupies a prominent position within the South West Business Quarter, widely regarded as Lincoln's premier commercial and business location.

It has an excellent strategic position providing quick access to the A46 Lincoln bypass, which in turn leads to the A1 (11 miles) and all other major road links.

Discovery Trade Park is adjacent to the site comprising 4 high spec industrial units occupied by Brewers Decorator Centres, Screwfix and Howdens. Immediately to the west is Discovery Court, comprising 15 brand new industrial units.

The land is surrounded by a range of complementary trade counter occupiers and is a short walk from Hykeham train station.





Google



Storage Compound, Discovery Park, Whisby Road, Lincoln

