



**Teal Park, Whisby Road, Lincoln
LN6 3AD**

#5214/2024A

Teal Park

Whisby Road, Lincoln, LN6 3AD



Agreement

To Let



Detail

Modern Warehouse



Rent

From £58,500 pax



Size

1240.51 sq m (13,347 sq ft)



Location

Lincoln, LN6 3AD



Property ID

#5214/2024A

For Viewing & All Other Enquiries Please Contact:



WILLIAM WALL
BSc (Hons) MRICS
Director

will.wall@eddisons.com
07717 546269
01522 544515



CAMERON MCRAE
BSc (Hons)
Surveyor

cameron.mcrae@eddisons.com
07929 105394
01522 544515

Property

The premises comprises a detached modern warehouse of steel portal frame construction with lined corrugated sheet clad elevations and a similarly clad pitched roof incorporating translucent roof light panels. The clear workspace has a minimum 6.1 metre working height and an up and over vehicular access door.

There is allocated office, staff and WC facilities together with additional mezzanine storage.

Externally, the property benefits from an extensive self-contained fenced and gated concrete surfaced yard with ample allocated parking.

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 uses falling within Class B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

From £58,000 pax for Year One

Service Charge

A service charge will 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 rent at the prevailing rate.

Legal Costs

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

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
Ground Floor GIA	962.08	10,352
Mezzanine	278.43	2,995
Total	1240.51	13,347

Rates

Charging Authority:	North Kesteven District Council
Description:	Warehouse and Premises
Rateable value:	£64,000
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.

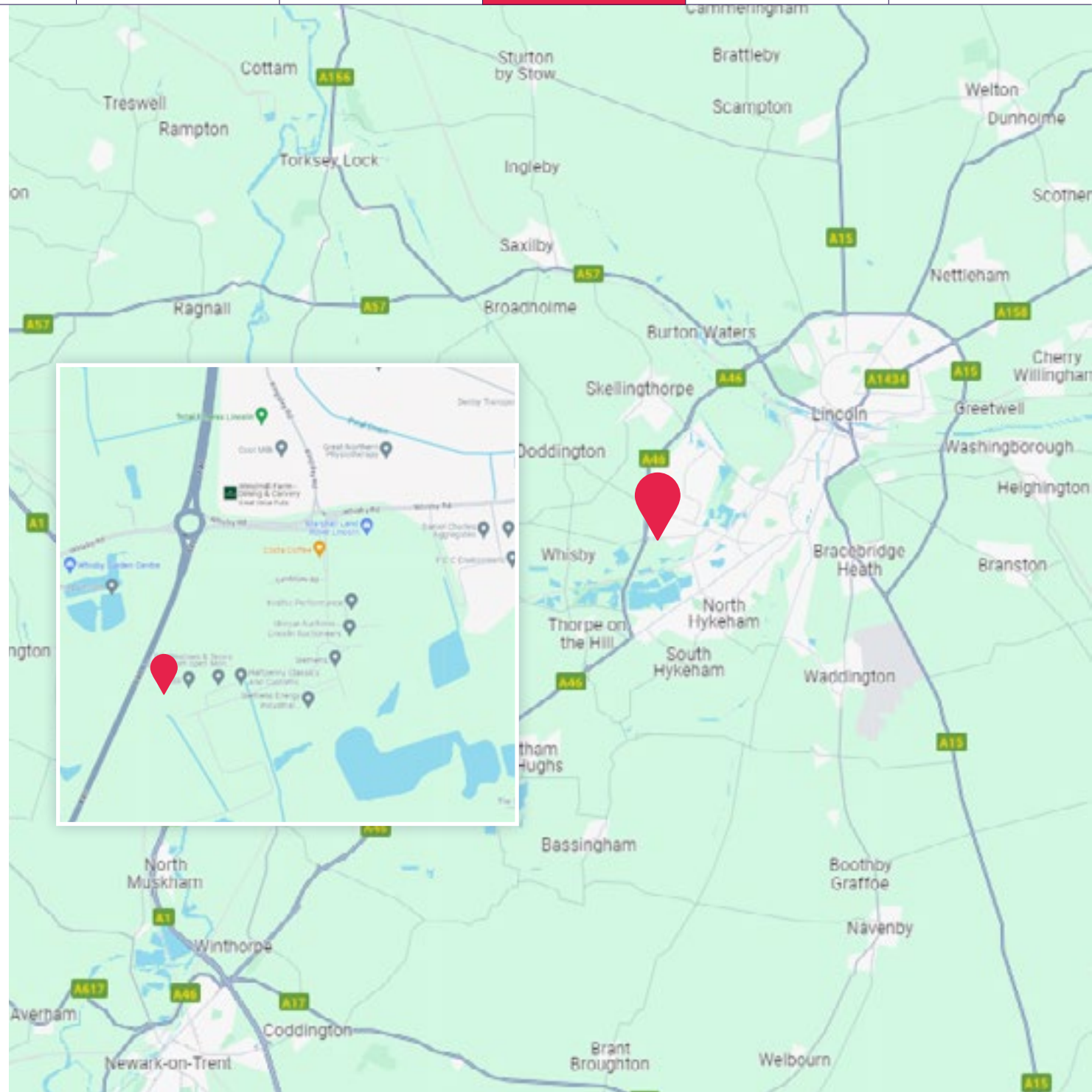
Energy Performance Certificate

Rating: B45

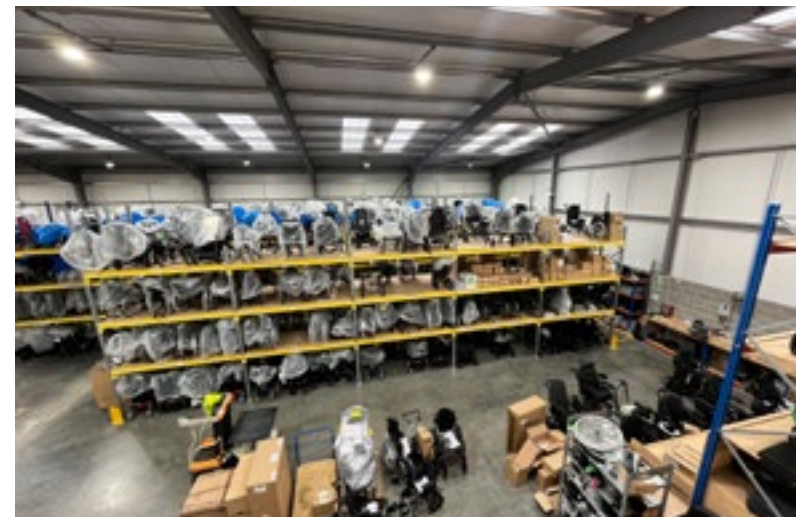
Location

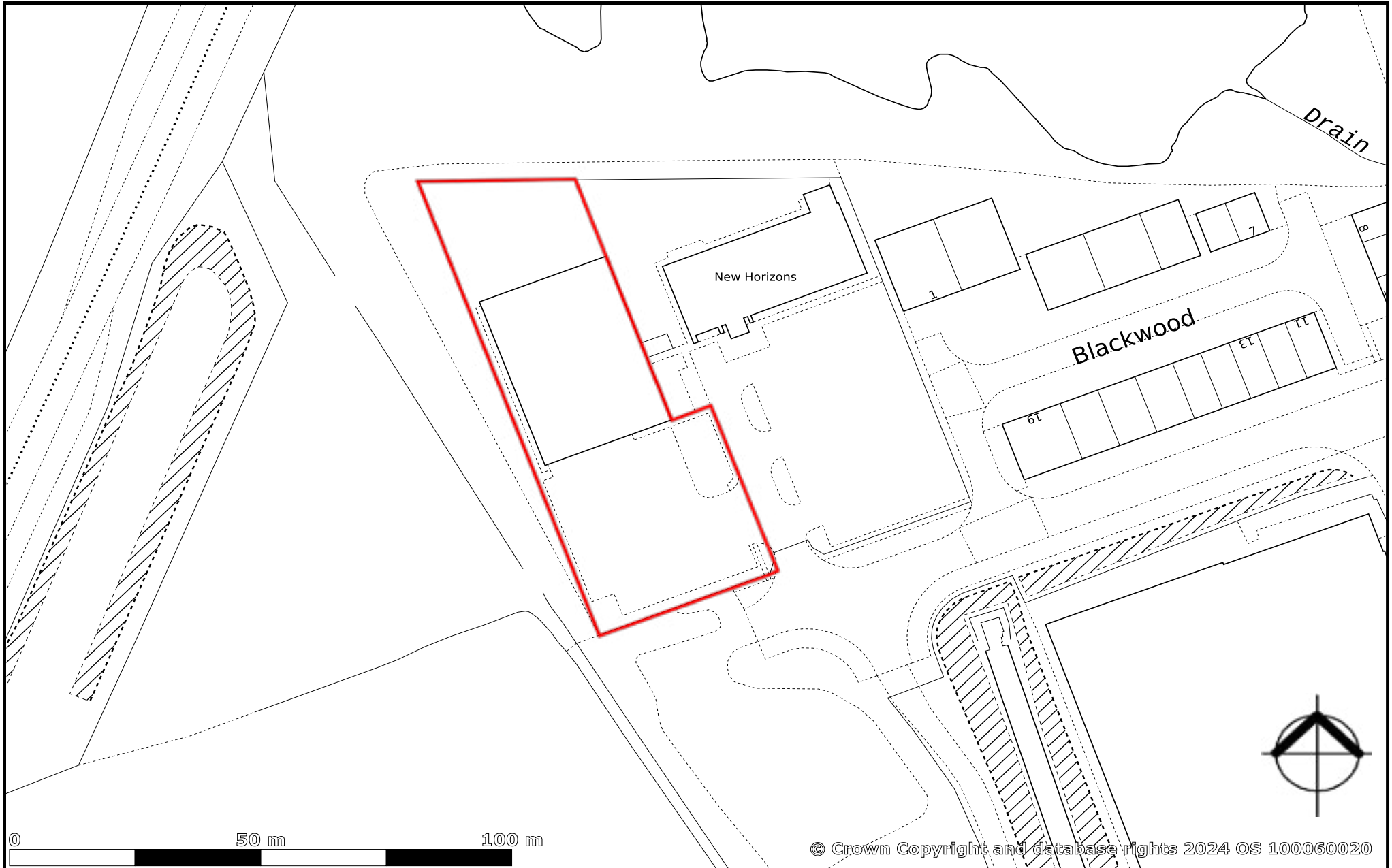
The property occupies a prime business park location close to the junction of Whisby Road with the A46 Lincoln Bypass within the South West Business Quarter of Lincoln.

The position opposite Siemens provides quick access to Lincoln City Centre (5 miles) and the A1 (12 miles) with major regional road links thereafter.









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Plotted Scale - 1:1,250