



Unit 1, Discovery Court, Whisby Way, Lincoln

LN6 3AJ

#M10131/2023J

Unit 1, Discovery Court

Whisby Way, Lincoln, LN6 3AJ



Agreement

To Let



Detail

Industrial Unit



Rent

£20,000 pax



Size

262 sq m (2,818 sq ft)



Location

Lincoln, LN6 3AJ



Property ID

#M10131/2023J

For Viewing & All Other Enquiries Please Contact:



WILL NUTTALL

BA (Hons)
Surveyor

will.nuttall@eddisons.com

07842 218527

01522 544515

Property

Discovery Court comprises 15 industrial units constructed in 2021 of steel portal frame with corrugated sheet clad elevations and similarly clad roofs. The units have concrete floors, up and over shutter doors, overhead lighting, office/staff facilities and WCs installed. Externally, there is allocated car parking and communal circulation.

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
Total GIA	262	2,818

Energy Performance Certificate

Rating: B

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 site is allocated for industrial uses falling with Class E(g), B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

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

Rates

Charging Authority: North Ketsteven District Council
Description: Workshop and Premises
Rateable value: £19,000
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.

Rent

£20,000 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 may be charged in addition to the rent at the prevailing rate.

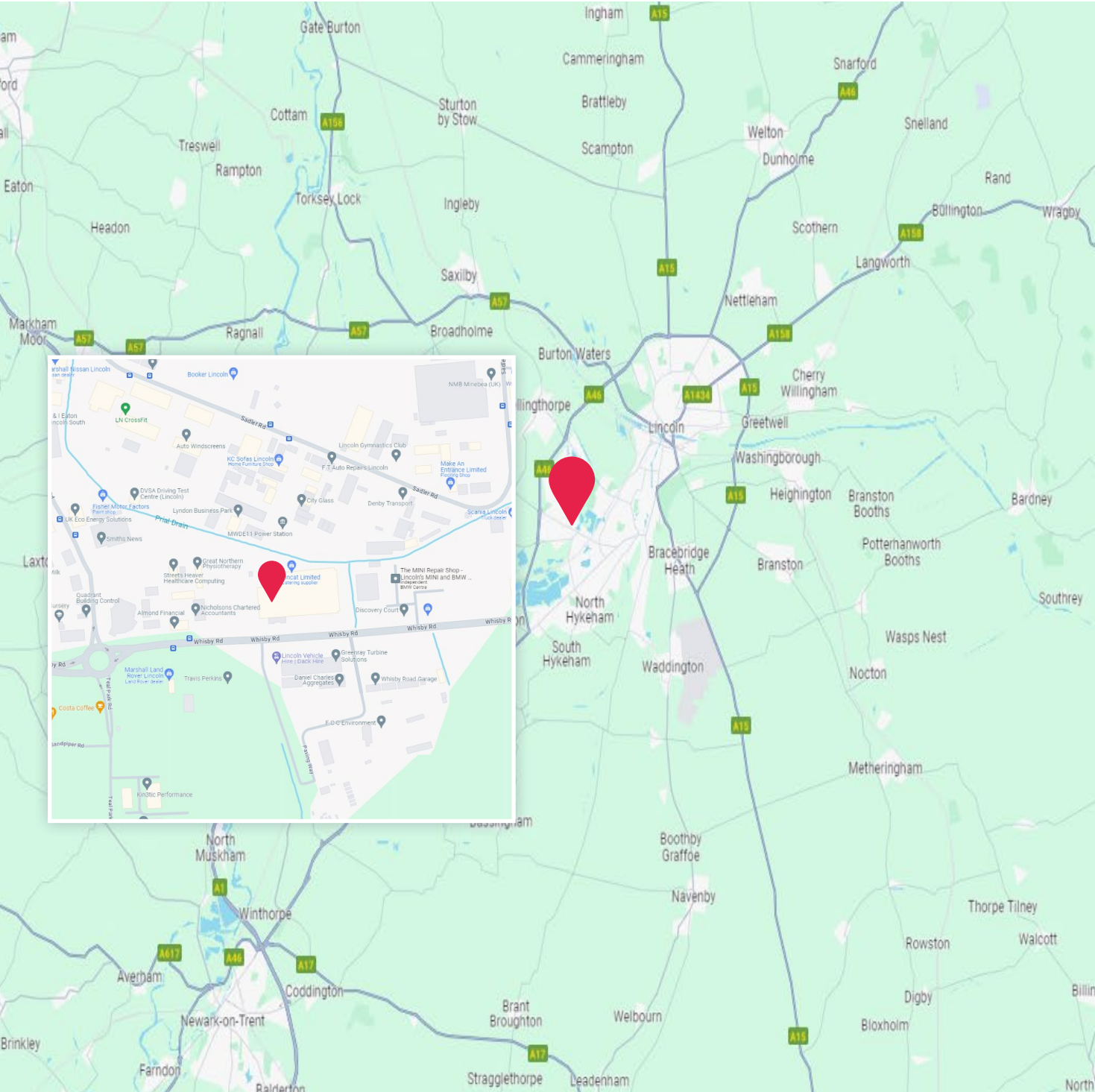
Legal Costs

The ingoing tenant will pay £210 + VAT toward legal costs.

Location

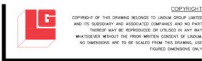
The development is situated fronting Whisby Road within the south west business quarter of Lincoln. It has an excellent strategic position providing quick access to the A46 dual carriageway, which in turn leads to Lincoln city centre (4 miles), the A1 (11 miles) and all other major road links.

Nearby occupiers include Siemens PLC, Jaguar Land Rover motor dealership and Lincat.









Block Plan
NKDC, Discovery Park

Revision		Date	Revised By
LINDUM BMS			
Lindum Business Park, Station Road, North Hykeham, Lincoln LN6 3QR t: (01522) 500300 f: (01522) 500377 e: bm@lindumgroup.co.uk			
Client NKDC			
Project Discovery Park			
Drawing Block Plan			
Date	Apr 2021	Scale	1:200
Drawn	SR	Checked	SR
Status AS BUILT			
Drawing No.	Revision		
31468 468 110	—		