

INDUSTRIAL UNIT

TO LET

PRICE REDUCTION



Unit 3, Crofton Close Industrial Estate, Lincoln  
LN3 4NT

#6527/20241/K

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# UNIT 3, CROFTON CLOSE INDUSTRIAL ESTATE

LINCOLN, LN3 4NT



Agreement

To Let



Detail

Industrial



Rent

From £10,500 pax



Size

160.40 sq m (1,726 sq ft)



Location

Lincoln, LN3 4NT



Property ID

#6527/2024/K

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



**CAMERON MCRAE**

BSc (Hons)

Surveyor

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## Property

The development comprises a range of terraced light industrial units of steel portal frame construction with brick/block walls surmounted by corrugated sheet cladding and a similarly clad roof.

Internally, Unit 3 provides a clear workspace with allocated office/staff/WC facilities and a minimum working height of 4.8m.

Vehicular access is by way of manually operated roller shutter doors.

Externally, the unit benefits from allocated parking and circulation/loading facilities.

## 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 <sup>2</sup>	ft <sup>2</sup>
Total GIA	160.40	1,726

## Energy Performance Certificate

Rating: C55

## 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 planning consent for B2, B8 and E(g) (iii) 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:** City of Lincoln Council  
**Description:** Warehouse and Premises  
**Rateable Value:** £8,800

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 property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

**Year 1 - £10,500 per annum exclusive**

**Year 2 - £12,250 per annum exclusive**

**Year 3 - £14,000 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 rent at the prevailing rate.

## Legal Costs

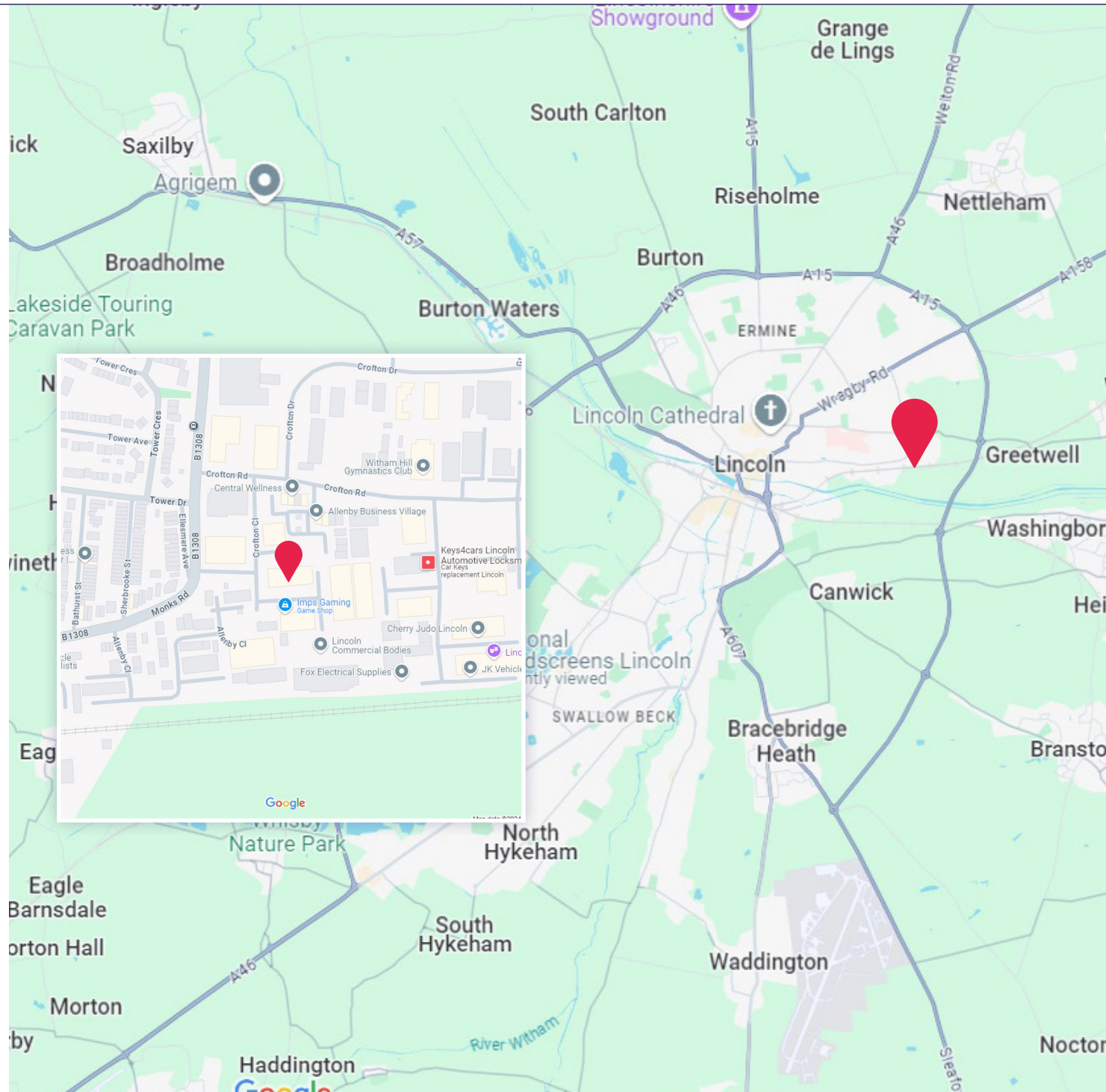
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Location

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The premises is located on the established Crofton Close Industrial Estate, which itself forms part of the wider Allenby Trading Estate. This is located to the east of Lincoln City Centre and provides quick access to the A46 bypass.

The A46 provides links to major routes in and out of Lincoln including Newark/A1 (18 miles south west) and Scunthorpe/M180 (27 miles north).







## Unit 3, Crofton Close Industrial Estate, Lincoln, LN3 4NT

