

OFFICE/STORAGE

TO LET



Unit 3, JGR Complex, Exchange Road, Lincoln
LN6 3JZ

#1225201/2025B

Eddisons

UNIT 3, JGR COMPLEX

EXCHANGE ROAD, LINCOLN, LN6 3JZ



Agreement

To Let



Detail

Office/Storage



Rent

£12,500 pax



Size

117.8 sq m (1,268 sq ft)



Location

Lincoln, LN6 3JZ



Property ID

#1225201/2025B

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)

Surveyor

cameron.mcrae@eddisons.com

07929 105394

01522 544515

Property

The property comprises a detached modern hybrid unit with office and storage accommodation.

Internally, the property benefits from painted plastered walls, carpet tiled floors, air conditioning and LED lighting. Renovations are still ongoing, with an alarm system and radiators being installed.

The property also benefits from allocated parking, electric roller shutter door, WC and kitchenette 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 ²	ft ²
Total NIA	74.44	801
Total GIA	117.8	1,268

Energy Performance Certificate

Rating: E111

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 consent for uses falling within Class E(g) (Commercial, Business & Services Use) 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.

Rates

Charging Authority: North Kesteven District Council
Description: Workshop and Premises
Rateable value: £9,200
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.

Tenure

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

Rent

£12,500 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

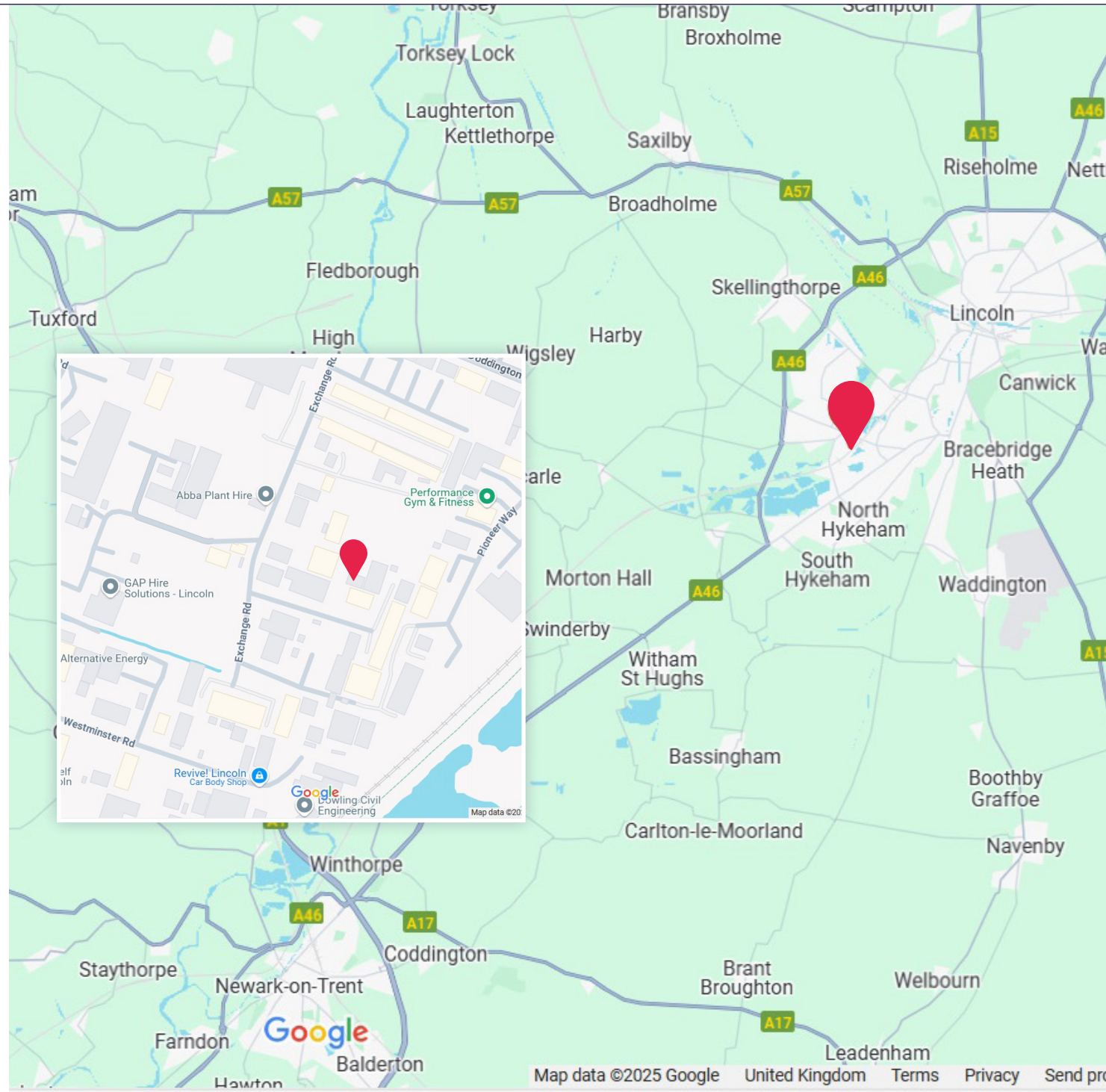
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

The unit is located on Exchange Road, which is situated just off Doddington Road to the south west of Lincoln City Centre.

The property can be found within the South West Business Quarter, widely regarded as Lincoln's premier commercial and business location.

The A46 dual carriageway is situated less than a mile west of the property and is one of the principal arterial and commuter routes into Lincoln City Centre. The dual carriageway also provides easy access to the A1 and national motorway networks thereafter.





Google



Unit 3, J G R Complex, Exchange Road, Lincoln, LN6 3JZ

