



**Unit 4, Checkpoint Court, Sadler Road, Lincoln  
LN6 3PW**

#7833/2024D

# UNIT 4, CHECKPOINT COURT

SADLER ROAD, LINCOLN, LN6 3PW



Agreement

To Let/For Sale



Detail

Ground Floor Office Space



Rent/Price

£14,000 p.a.x.  
Offers Over £170,000



Size

126.08 sq m (1,357 sq ft)



Location

Lincoln, LN6 3PW



Property ID

#7833/2024D

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



**JASPER  
NILSSON**  
BA (Hons)  
Surveyor

jasper.nilsson@eddisons.com  
07929 105395



**CAMERON  
McRAE**  
BA (Hons)  
Surveyor

cameron.mcrae@eddisons.com  
07929 105394

## Property

The property comprises a ground floor only office, somewhat well furnished.

Internally, there is one main office space, which is a good size and could be partitioned. The suite has carpet tiles, painted plastered walls, suspended ceilings and air conditioning. The property benefits from two WCs, one with disabled access, and there is a good kitchen on-site.

Externally, there are six car parking spaces allocated to the property.

The property is of brick construction with a tiled pitched roof.

## 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>
Main Office	119.61	1,288
Kitchen	7.00	75
Total NIA	126.61	1,363

## Energy Performance Certificate

Rating: B27

## 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 E(g) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

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

## Rates

**Charging Authority:** City of Lincoln Council  
**Description:** Office and Premises  
**Rateable value:** £12,500  
**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

or

For Sale with offers in excess of £170,000.

## Rent/Price

**Rent: £14,000 per annum exclusive**

**Sale: OIEO £170,000**

## 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 property is located at the entrance of the successful Checkpoint Court office development and is accessed off Sadler Road, a short distance from its junction with the busy Doddington Road.

Checkpoint Court is situated within the South West Business District, widely regarded as Lincoln's premier commercial and business location.

The A46 dual carriageway is situated less than half 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.







