



Unit 4-6, Witham Enterprise Park, Newark Road, Lincoln  
LN6 8RP

#1221154/2024J

Eddisons

# UNIT 4-6, WITHAM ENTERPRISE PARK

NEWARK ROAD, LINCOLN, LN6 8RP



Agreement

To Let



Detail

Industrial



Rent

Unit 4 - £9,750 pax  
Unit 5 - £18,000 pax  
Unit 6 - £18,500 pax



Size

From 94.98 - 483.08 sq m  
(1,022 - 5,198 sq ft)



Location

Lincoln, LN6 8RP



Property ID

#1221154/2024J

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



**CAMERON MCRAE**

**BSc (Hons)**

**Surveyor**

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## Property

Witham Enterprise Park is a brand-new development located off Newark Road. Units 4 to 6 are finished to a high specification incorporating steel portal frame construction with brick/block walls surmounted by lined corrugated sheet cladding and a similarly clad roof.

Internally, the accommodation will provide an open plan workshop with separate pedestrian and vehicular access to each unit. Vehicular access is by way of an electrical section door.

Externally, each unit benefits from allocated parking and shared 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>
Unit 4	94.98	1,022
Unit 5 (UNDER OFFER)	194.05	2,088
Unit 6	194.05	2,088
Total GIA	483.08	5,198

## Energy Performance Certificate

Available on request

## 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 properties have planning consent for Class B2, B8 and E 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:** To be assessed

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

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

## Rent

**Unit 4 - £9,750 per annum exclusive**

**Unit 5 (UNDER OFFER) - £18,000 per annum exclusive**

**Unit 6 - £18,500 per annum exclusive**

## 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.

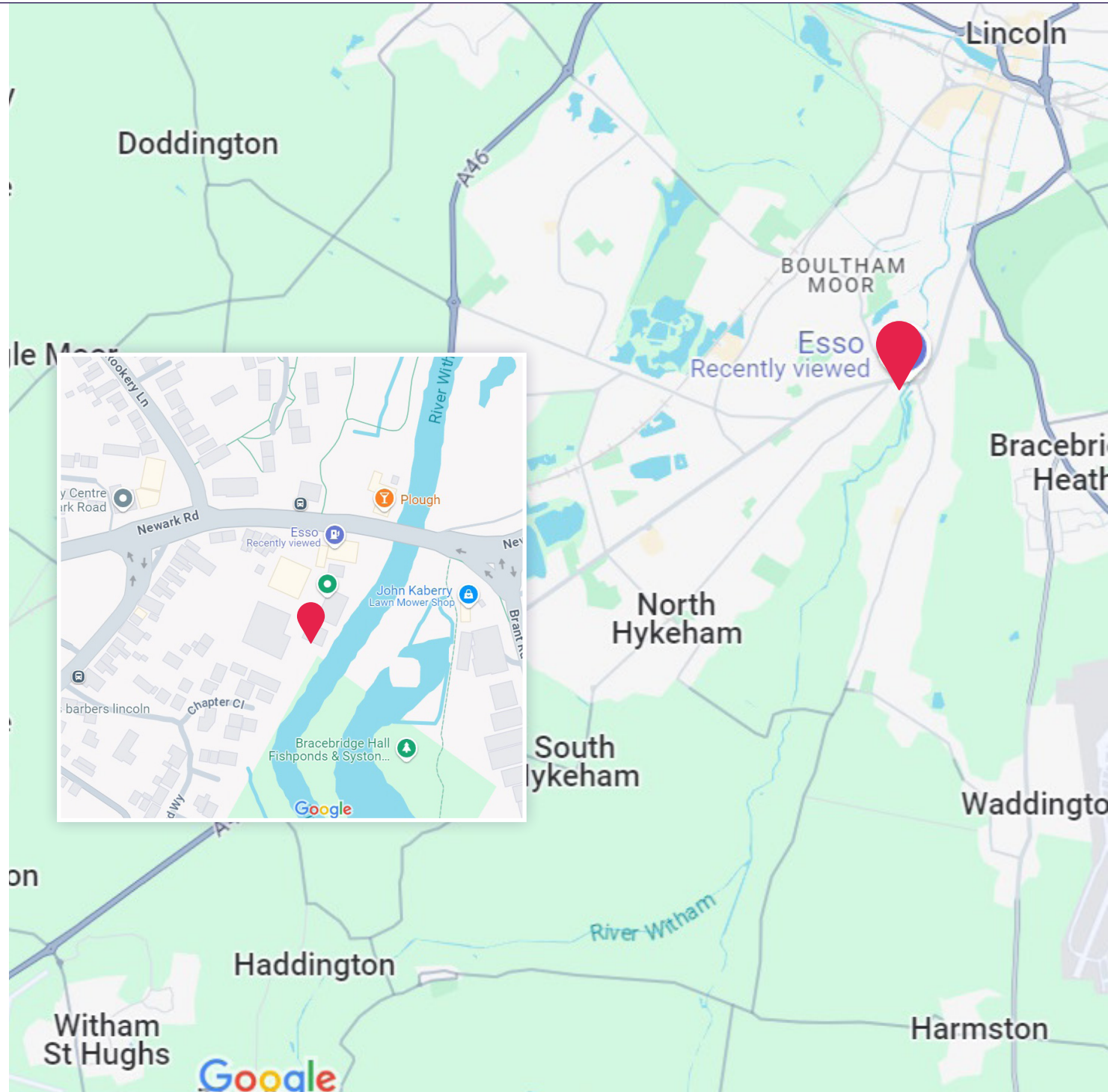
## Location

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The units are situated approximately 2 miles south of Lincoln City Centre. Access is via Newark Road, which serves as a prime arterial route into Lincoln City Centre.

Lincoln is the administrative and main shopping centre for the County of Lincolnshire, with an estimated urban population of circa 130,000 and a catchment of 545,000, generating an estimated total catchment spend of close to £1 billion per year. It is recognised as one of England's finest Cathedral Cities, attracting over 3 million tourists every year.

The site is located adjacent to the River Witham, with surrounding occupiers including Esso Petrol Station, Subway, Accelerate Racing Lincoln, Wilco Motorsave and John Kaberry Lawn Mower Shop. The units further benefit from direct access to the Newark Road/A46 interchange approximately 3 miles south west, which provides a convenient transport link to the A1 and the wider regional road network thereafter.





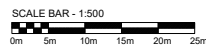


'Subject to Survey'  
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 AND ALL DISCREPANCIES REFERRED TO THE ARCHITECT BEFORE  
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REV.	DATE	DESCRIPTION
A	13.11.23	Unit 9 included
B	02.02.24	Units renumbered
C	14.02.24	Units renumbered & Parking updated



client  
**Stirlin**

project  
 LAND AT 246 NEWARK ROAD  
 LINCOLN

drawing  
 UNITS 4-6  
 CONVEYANCE PLAN

scale  
 1:500 @ A3

date  
 OCT 23

drawn  
 KSC

checked

drawing no.  
 8272-CP-02

revision  
 C

john roberts architects



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