



**Unit 4-6 Bishops Road Industrial Estate, Lincoln,  
LN2 4DR**

#7212/2024C

# Unit 4-6 Bishops Road Industrial Estate

Lincoln, LN2 4DR



Agreement

To Let



Detail

Industrial Units



Rent

Unit 4 - £15,300 p.a.x  
Unit 5/6 - £33,330 p.a.x



Size

Unit 4 - 189.67 Sq m  
(2,040 sq ft)  
Unit 5/6 - 413.09 Sq m  
(4,444 sq ft)



Location

Lincoln, LN2 4DR



Property ID

#7212/2024C

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



**CAMERON MCRAE**  
BSc (Hons)  
Surveyor

cameron.mcrae@eddisons.com  
07929 105394  
01522 544515

## Property

This listing comprises 3 terraced industrial units each of steel portal frame construction with brick/block walls surmounted by lined corrugated sheet cladding and similarly clad pitched roof.

The units have separate pedestrian and roller shutter vehicular access doors together with allocated staff/WC facilities.

Externally, there is allocated parking and shared loading/circulation

## 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 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.

## Tenure

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

## Rent

**Unit 4 - £15,300 per annum exclusive**

**Unit 5/6 - £33,330 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.

## 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	189.67	2,040
Units 5/6	413.09	4,444
Total GIA	602.76	6,484

## Rates

**Charging Authority:** City of Lincoln Council  
**Description:** Warehouse and Premises  
**Rateable value:** Unit 4 - £10,000  
 Unit 5/6 - £23,250  
**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.

## 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.

## Energy Performance Certificate

Unit 4 - D78

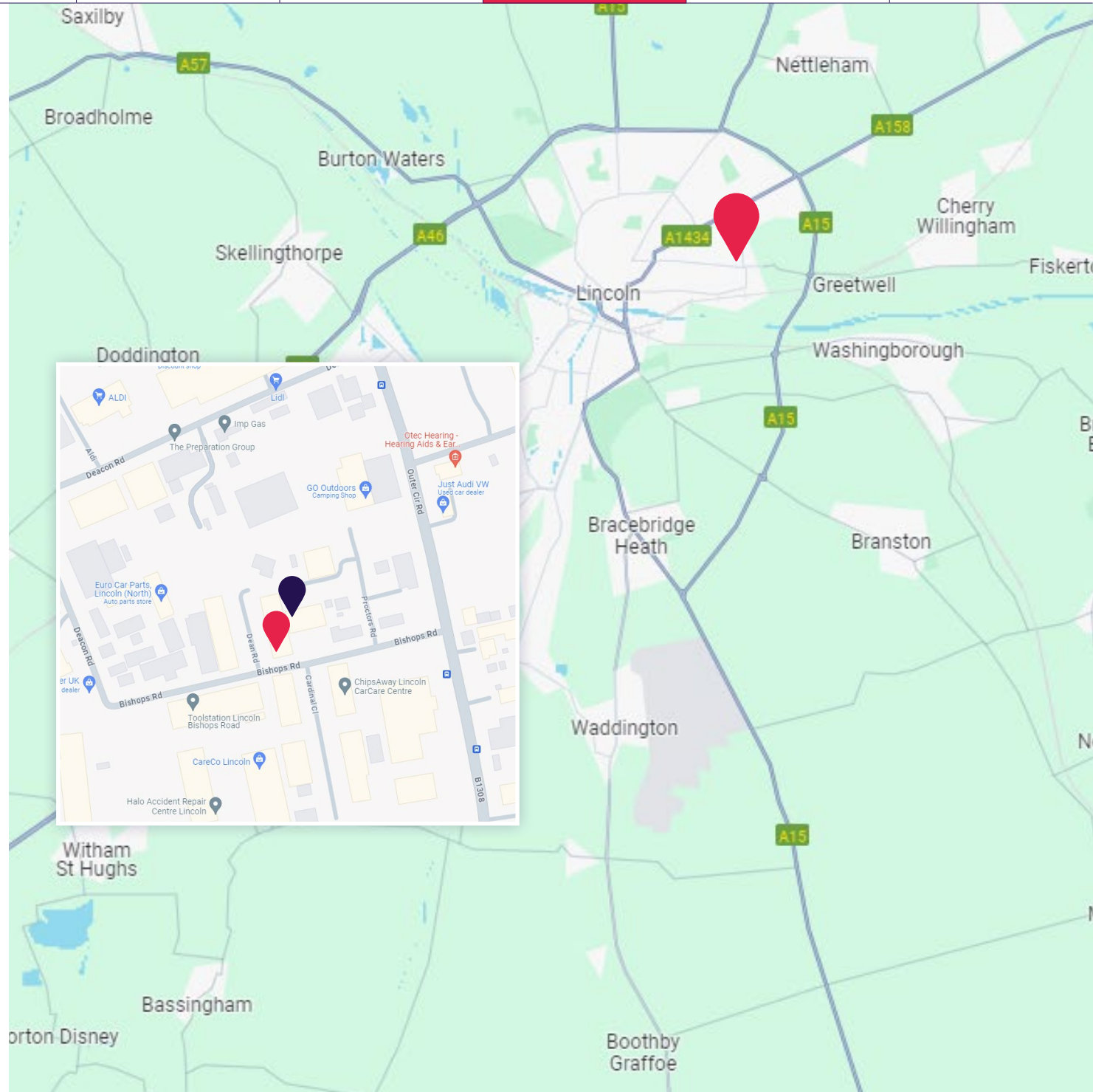
Unit 5 - C51

Unit 6 - C62

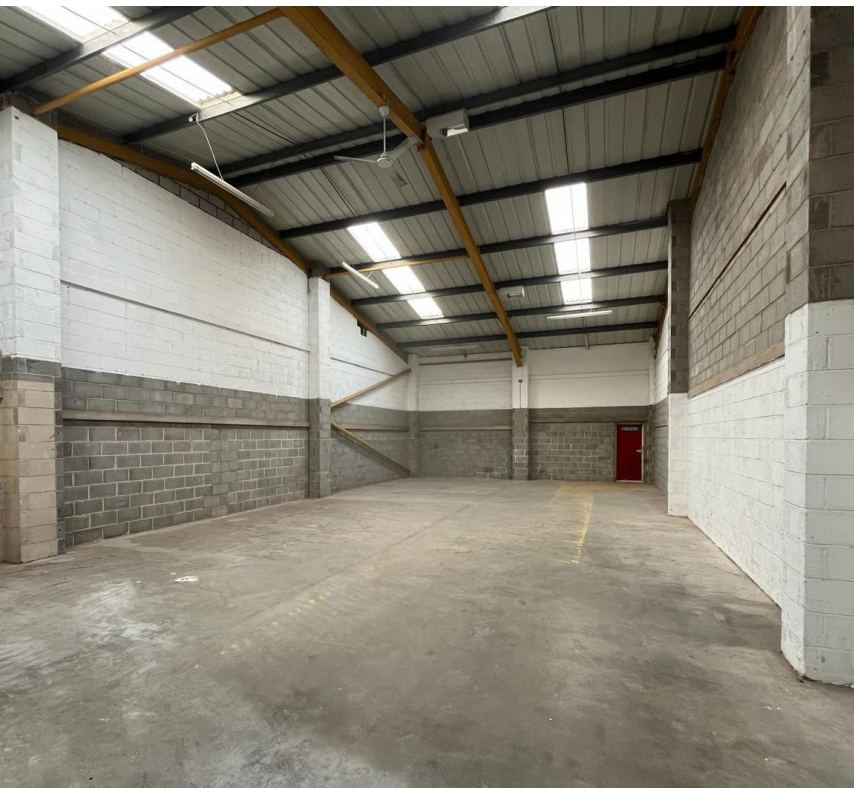
## Location

The industrial estate is situated off Bishops Road, which can be accessed via Outer Circle Road in north Lincoln. The estate is surrounded by a range of complementary commercial occupiers including Eurocell, Toolstation, Screwfix and MKM.

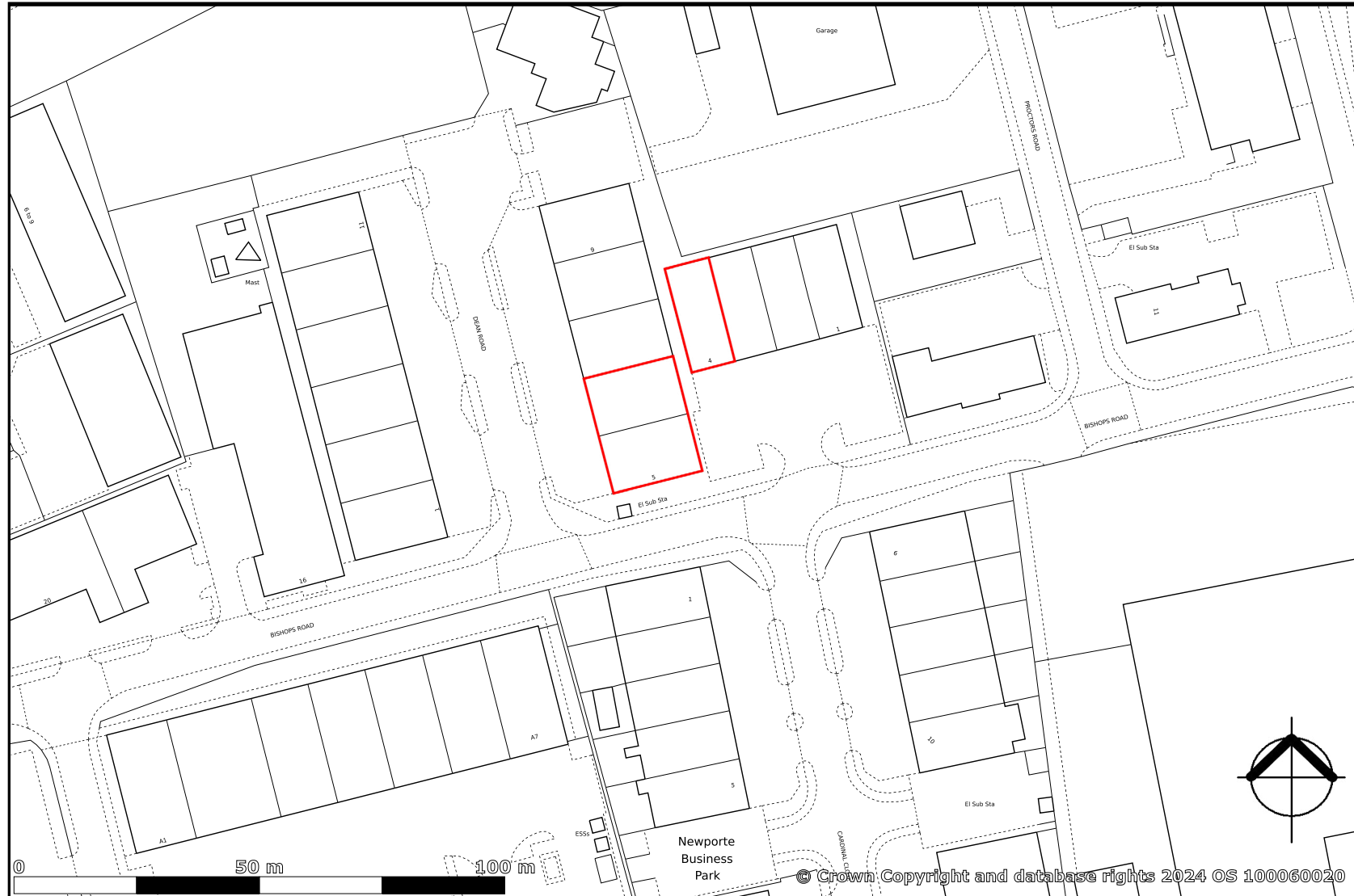
The location affords quick access to Lincoln city centre and the wider regional road network via the A46 bypass. Lincoln is the administrative shopping centre for the county of Lincolnshire. The city has a resident population of 103,900 (2021 Census) and is ranked fourth in the East Midlands Experian City Centre Rankings behind Nottingham, Derby and Leicester. The city attracts over three million tourists per year, predominately visiting to view the Cathedral, which is recognised as one of the best examples of Gothic architecture in Europe. Lincoln is situated 30 miles north east of Nottingham and 27 miles south west of Scunthorpe. There is also a train station with a direct route to London King's Cross







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Plotted Scale - 1:1,250