



Unit 5, JGR Complex, Exchange Road, Lincoln
LN6 3JZ

#6650/2024J

UNIT 5, JGR COMPLEX

EXCHANGE ROAD, LINCOLN, LN6 3JZ



Agreement

To Let



Detail

Industrial/Office



Rent

£35,000 pax



Size

302.10 sq m (3,250 sq ft)



Location

Lincoln, LN6 3JZ



Property ID

#6650/2024J

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 business unit of steel portal frame construction with brick/blockwork elevations and a similarly clad roof.

Internally, the property benefits from a ground floor warehouse with ancillary mezzanine storage. It has a minimum working height of 4.9m. It has separate pedestrian and vehicular access by way of a full height electric roller shutter door.

The unit also benefits from offices at ground and first floor level. They are fitted out to a high standard with painted plastered walls, carpet tiled floors, air conditioning and LED lighting.

There are also separate WC and kitchen facilities at ground floor level. Externally, the property has allocated parking spaces and shared loading/circulation 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
Ground Floor Warehouse	111.53	1,200
Ground Floor Office	99.52	1,070
First Floor Office	91.05	979
Total GIA	302.10	3,250
Plus Mezz	56.10	603
*Ground Floor Office NIA	84.90	913
**First Floor Office NIA	90.15	973

Energy Performance Certificate

To be reassessed.

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) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Alternative uses may be appropriate, subject to receipt of necessary planning permission.

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

Rates

Charging Authority:	North Kesteven District Council
Description:	Workshop and Premises
Rateable value:	£24,000
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

£35,000 per annum exclusive

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

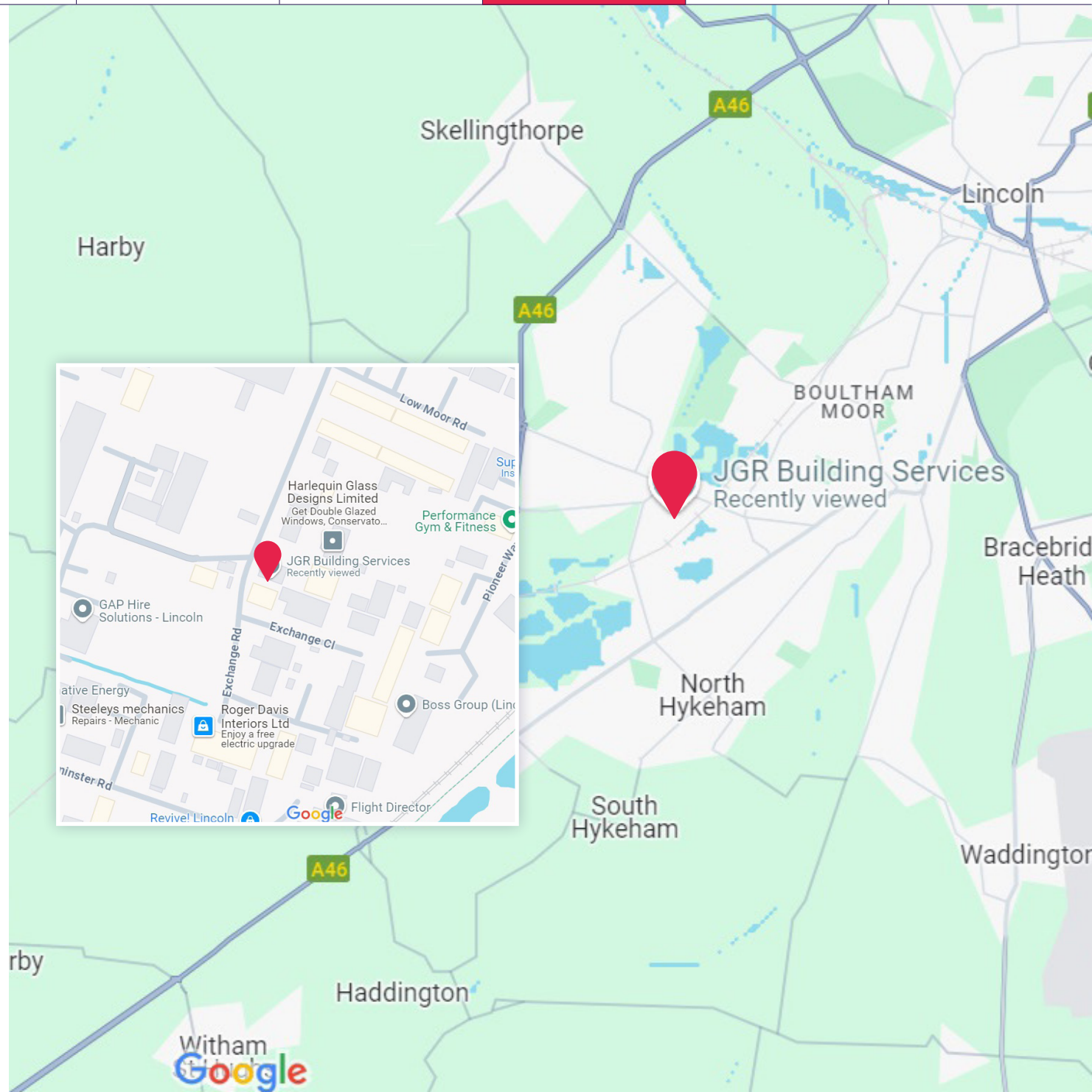
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

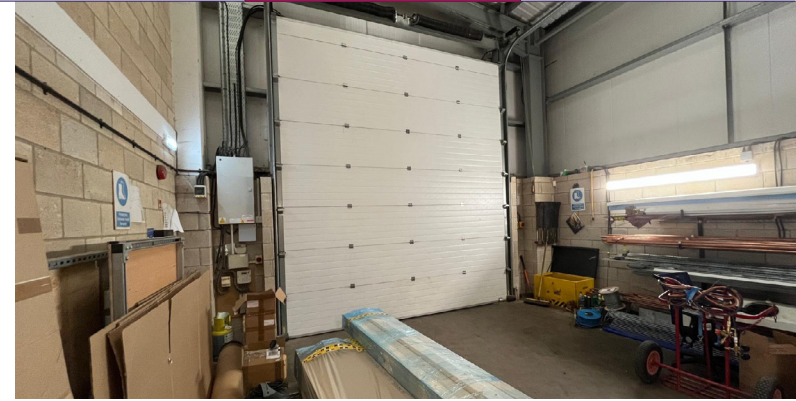
The unit is located on Exchange Road, which is situated just off Doddington Road to the south west of Lincoln City Centre.

The property is located within the South West Quarter Business District, 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.







J G R House, Exchange Road, Lincoln, LN6 3JZ

