



**Unit 8, Discovery Court, Whisby Road, Lincoln
LN6 3AJ**

#M10131/2024K

UNIT 8, DISCOVERY COURT

WHISBY ROAD, LINCOLN, LN6 3AJ



Agreement

To Let



Detail

Industrial Unit



Rent

£7,000 pax



Size

69 sq m (746 sq ft)



Location

Lincoln, LN6 3AJ



Property ID

#M10131/2024K

For Viewing & All Other Enquiries Please Contact:



WILL NUTTALL

MSc
Surveyor

will.nuttall@eddisons.com

07842 218527

01522 544515

Property

The property comprises an industrial unit of steel portal frame construction with corrugated sheet clad elevations and similarly clad roof.

Internally, the unit has a concrete floor, up and over shutter door, overhead lighting, office/staff facilities and WC installed.

Externally, there is allocated car parking and communal circulation.

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 GIA	69	746

Energy Performance Certificate

Rating: TBC

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) 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:	North Kesteven District Council
Description:	Workshop and Premises
Rateable value:	£5,400
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 of 3 years.

Rent

£7,000 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.

Buildings insurance will be charged in addition.

VAT

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

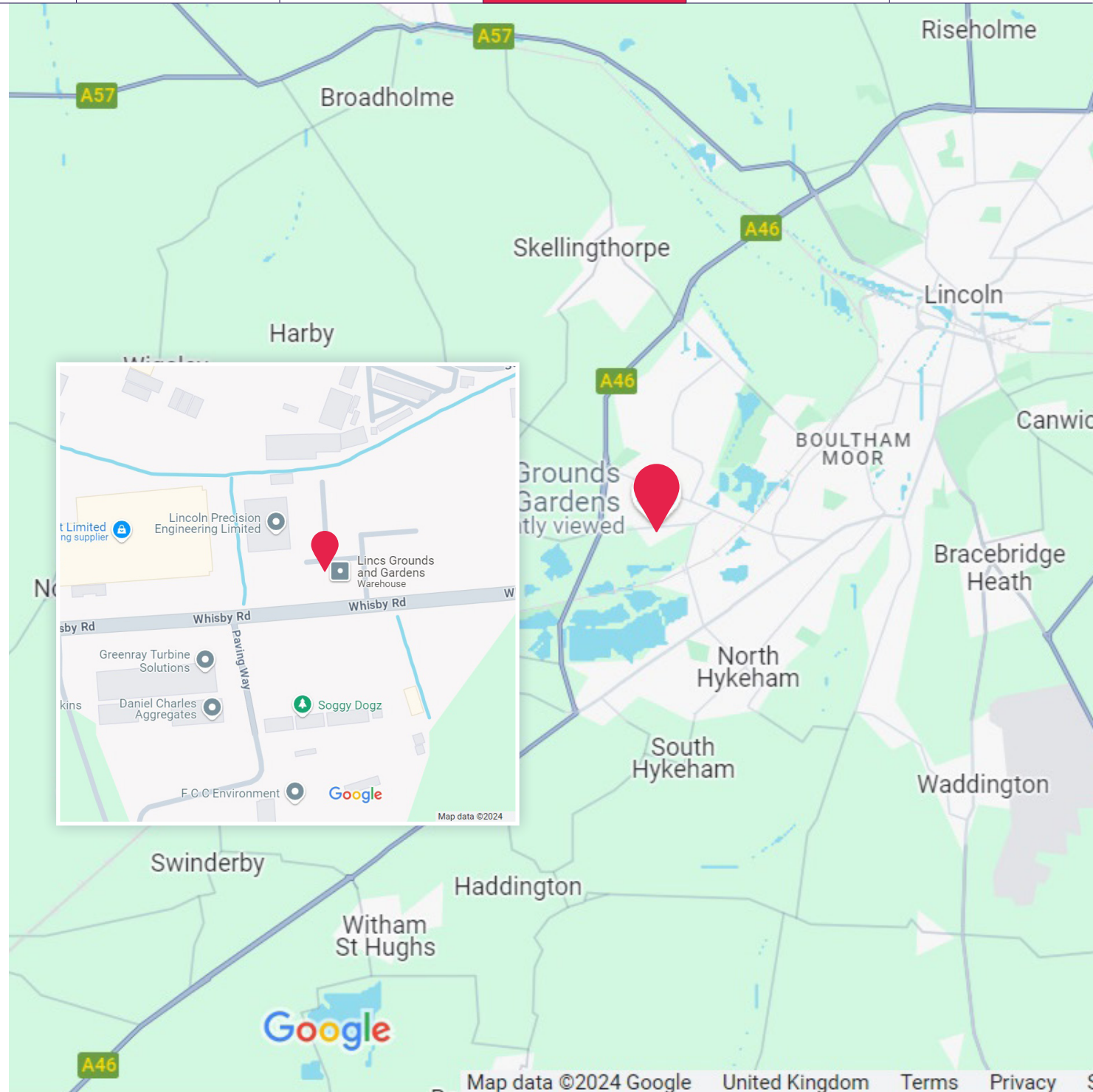
Legal Costs

The Tenant is to pay £210 plus VAT towards the cost of drafting and documenting the tenancy agreement.

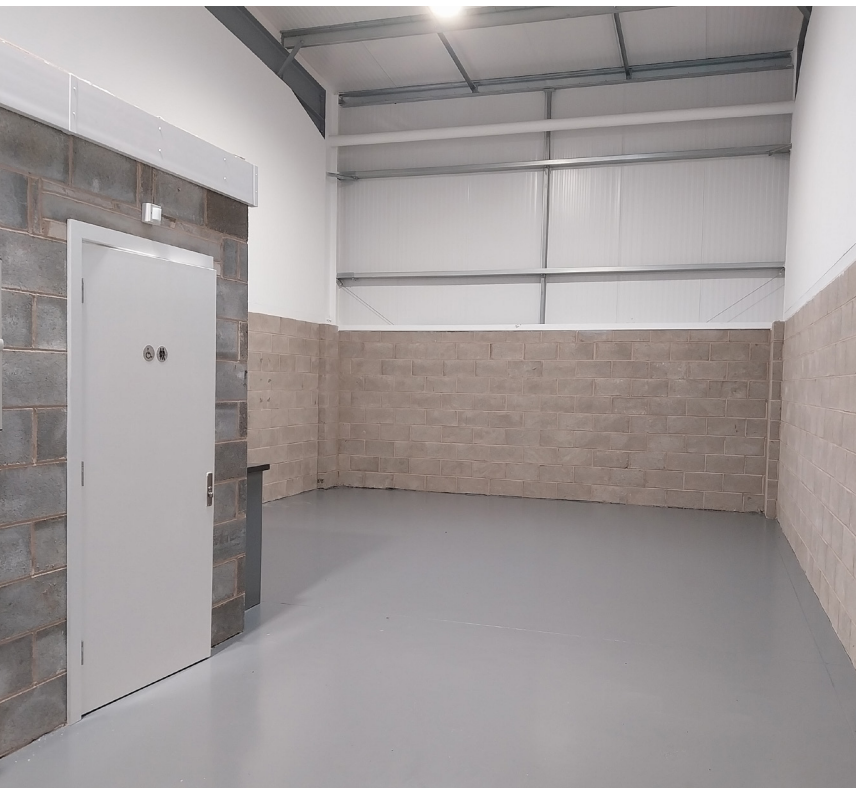
Location

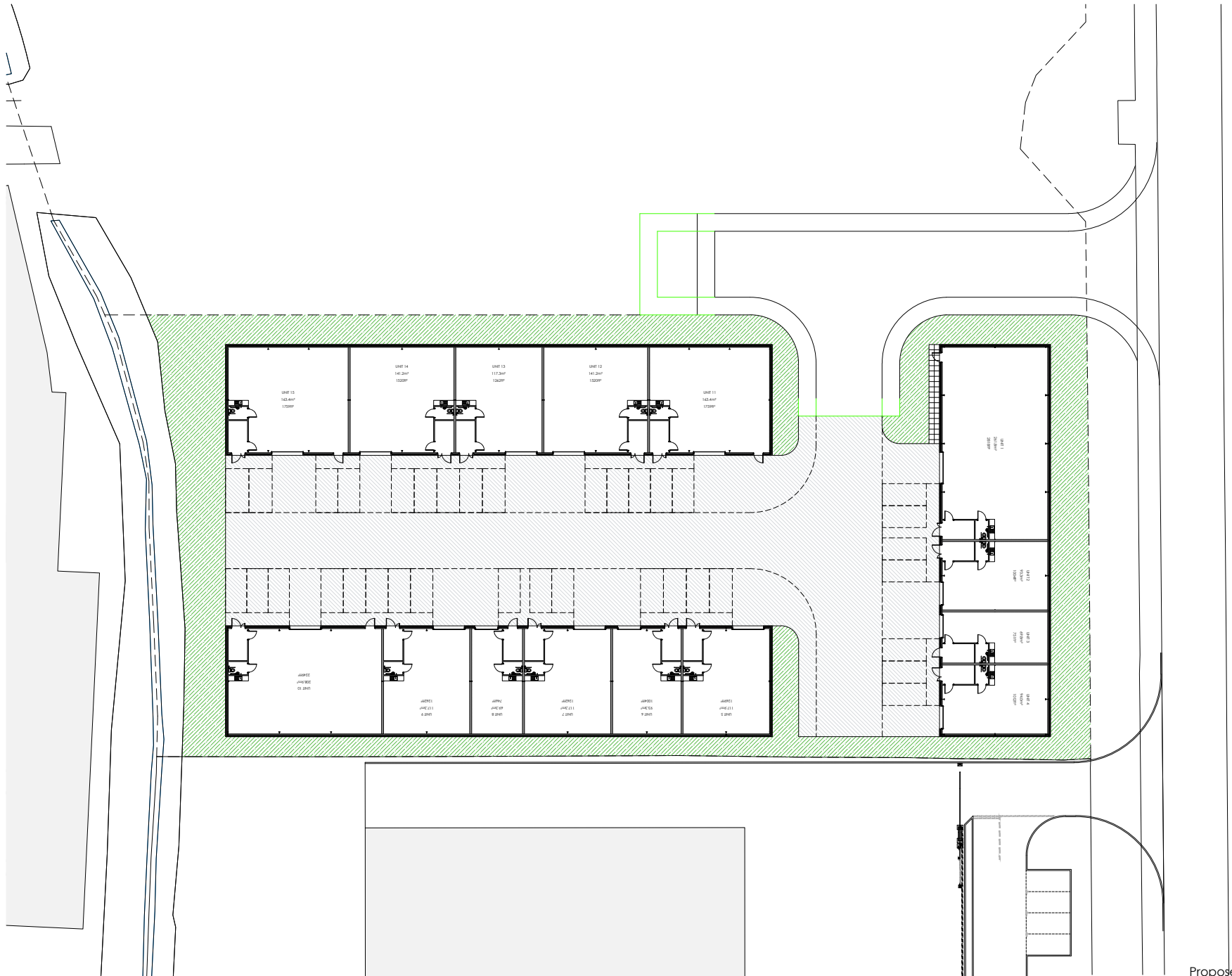
The development is situated fronting Whisby Road within the south west business quarter of Lincoln. It has an excellent strategic position providing quick access to the A46 dual carriageway, which in turn leads to Lincoln City Centre (4 miles), the A1 (11 miles) and all other major road links.

Nearby occupiers include Siemens PLC, Jaguar Land Rover motor dealership and Lincat.









Proposed Site Plan
 NKDC, Discovery Park

Revision	Date	Details	Revised By
LINDUM BMS			
Lindum Business Park, Station Road, North Hyhampton, Lincoln, LNE 30X t: (01522) 800000 f: (01522) 800377 e: bms@lindumgroup.co.uk			
Client: NKDC			
Project: Discovery Park			
Drawing: Proposed Site Plan			
Date:	Dec 2019	Scale:	1:200
Drawn:	SR	Checked:	SR
PRELIMINARY			
Drawing No.:	31468 468 01	Revision:	-