

FIRST FLOOR OFFICES

TO LET



Unit 9, Checkpoint Court, Sadler Road, Lincoln
LN6 3PW

#1209956/2025A

Eddisons

UNIT 9, CHECKPOINT COURT

SADLER ROAD, LINCOLN, LN6 3PW



Agreement

To Let



Detail

First Floor Offices



Rent

£12,000 pax



Size

116.35 sq m (1,252 sq ft)



Location

Lincoln, LN6 3PW



Property ID

#1209956/2025A

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)
Surveyor

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Property

The property comprises first floor offices with lift and stair access from the ground floor.

The suite provides modern open plan and private office space finished with carpeted floors, painted plastered walls, perimeter trunking, suspended ceilings incorporating inset lighting and air conditioning.

The suite benefits from shared WC facilities and a small kitchenette.

Externally, there are allocated car parking spaces.

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 NIA	116.35	1,252

Energy Performance Certificate

Rating: C61

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 property has consent for uses falling within Class E (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: Offices and Premises
Rateable value: £12,000

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

The property is available **To Let** for a term to be agreed.

Rent

£12,000 per annum exclusive

Service Charge

A service charge is payable by all the occupiers to cover the upkeep and maintenance of the common parts.

VAT

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

Legal Costs

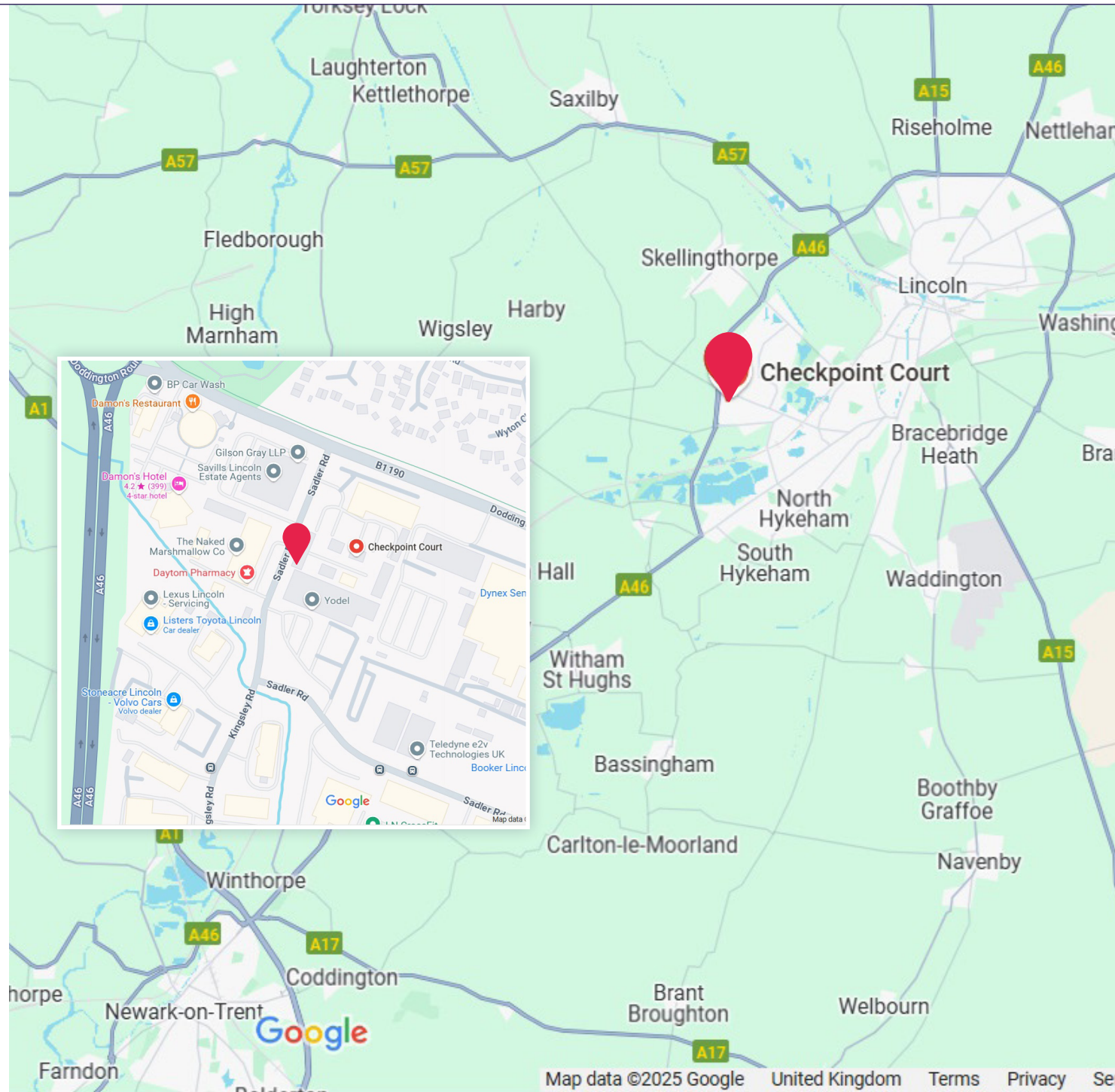
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

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 Quarter, widely regarded as Lincoln's premier commercial and business location.

The A46 dual carriageway is situated less than 1/2 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.





Google

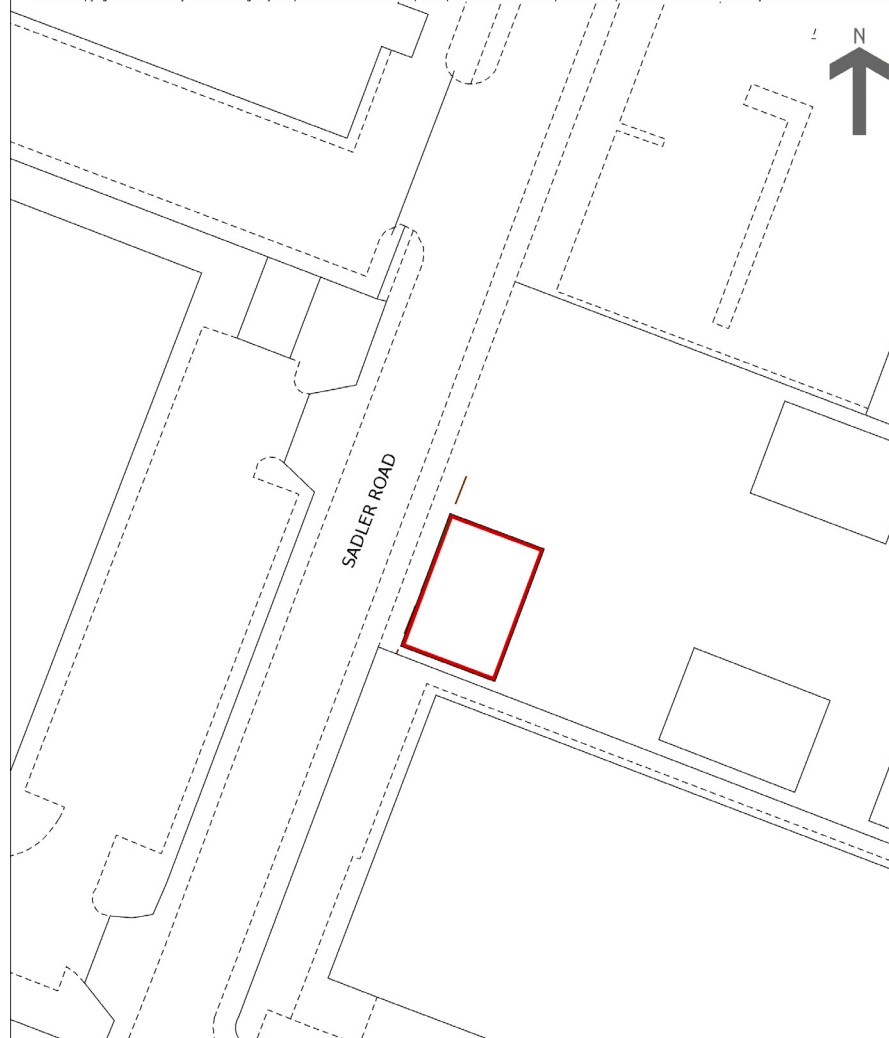


HM Land Registry
Current title plan

Title number **LL270455**
Ordnance Survey map reference **SK9268NE**
Scale **1:500 enlarged from 1:1250**
Administrative area **Lincolnshire : Lincoln**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 13 October 2022 at 14:14:46. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Kingston upon Hull Office.