



**Unit A, Greetwell Road, Lincoln
LN3 4NH**

#5194/2024F

UNIT A GREETWELL ROAD

Lincoln, LN3 4NH



Agreement

To Let



Detail

Warehouse



Rent

£150,000 pax



Size

2,811.80 sq m (30,266 sq ft)



Location

Lincoln, LN3 4NH



Property ID

#5194/2024F

For Viewing & All Other Enquiries Please Contact:

JOINT AGENT



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Director

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SEAN BREMNER

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Director

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Property

The subject property is being refurbished and comprises the front section of a steel portal frame former retail warehouse, with a mix of brick/block and lined sheet clad elevations under a similarly clad pitched roof structure. The property has powder coated aluminium double glazed casement windows and entrance doors. To the rear is a goods handling area, which is accessed via electrically operated roller shutter doors (being installed). There is stair and lift access to an open plan first floor. The property has solid concrete floors.

The property has extensive parking, loading and circulation areas. The main site (delineated in red) extends to 1.01 hectares (2.49 acres).

There is potential to lease an additional car park/yard area to the north (delineated in blue) that totals 0.41 hectares (1 acre) by separate negotiation.

EPC - B

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	1,921.51	20,683
First Floor	890.29	9,583
Total GIA	2,811.20	30,266

Services

We understand that mains water, drainage, electricity and gas supplies are available 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 retail use falling within Class E of the Town & Country Planning (Use Classes) Order 1987 (as amended 2020). The property is subject to certain planning restrictions and details available on application.

A planning application is being submitted for change of use to Class B8 (Warehouse).

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

Rates

Charging Authority: City of Lincoln Council
Description: Retail Warehouse and Premises
Rateable value: To be separately assessed
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 Full Repairing and Insuring lease for a minimum term of years to be agreed.

The 1 acre additional car park is available by separate negotiation.

Rent

£150,000 per annum exclusive

The 1 acre additional car park is available by separate negotiation.

VAT

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

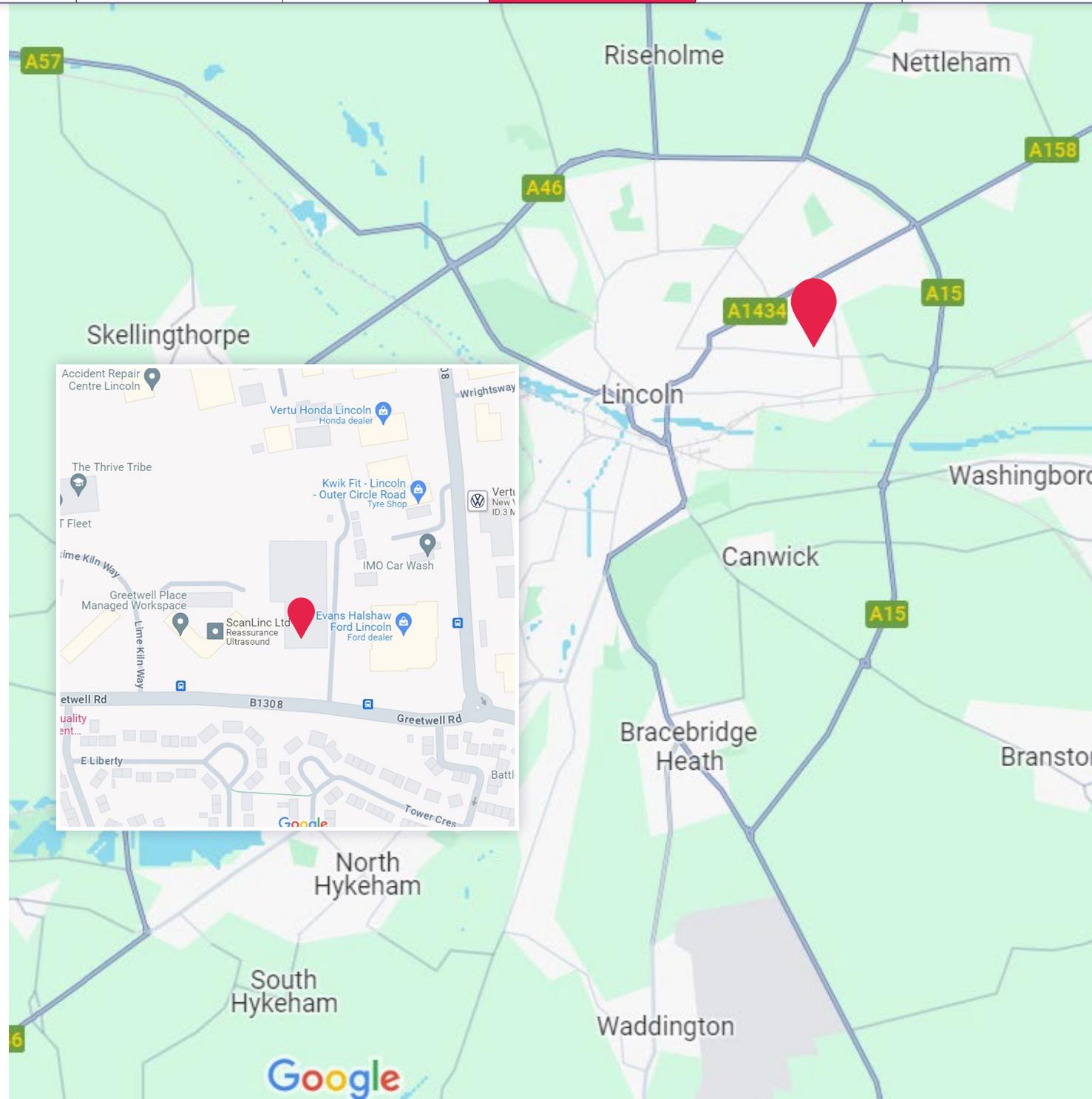
Legal Costs

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

Location

The property occupies a prominent and sought-after position fronting onto Greetwell Road, just off Outer Circle Road. The location is popular amongst national motor-trade, trade counter and retail warehouse occupiers such as Evans Halshaw Ford, Vertu Honda, Wickes, Howdens, Topps Tiles, Magnet, Kwik Fit and Vertu Volkswagen.

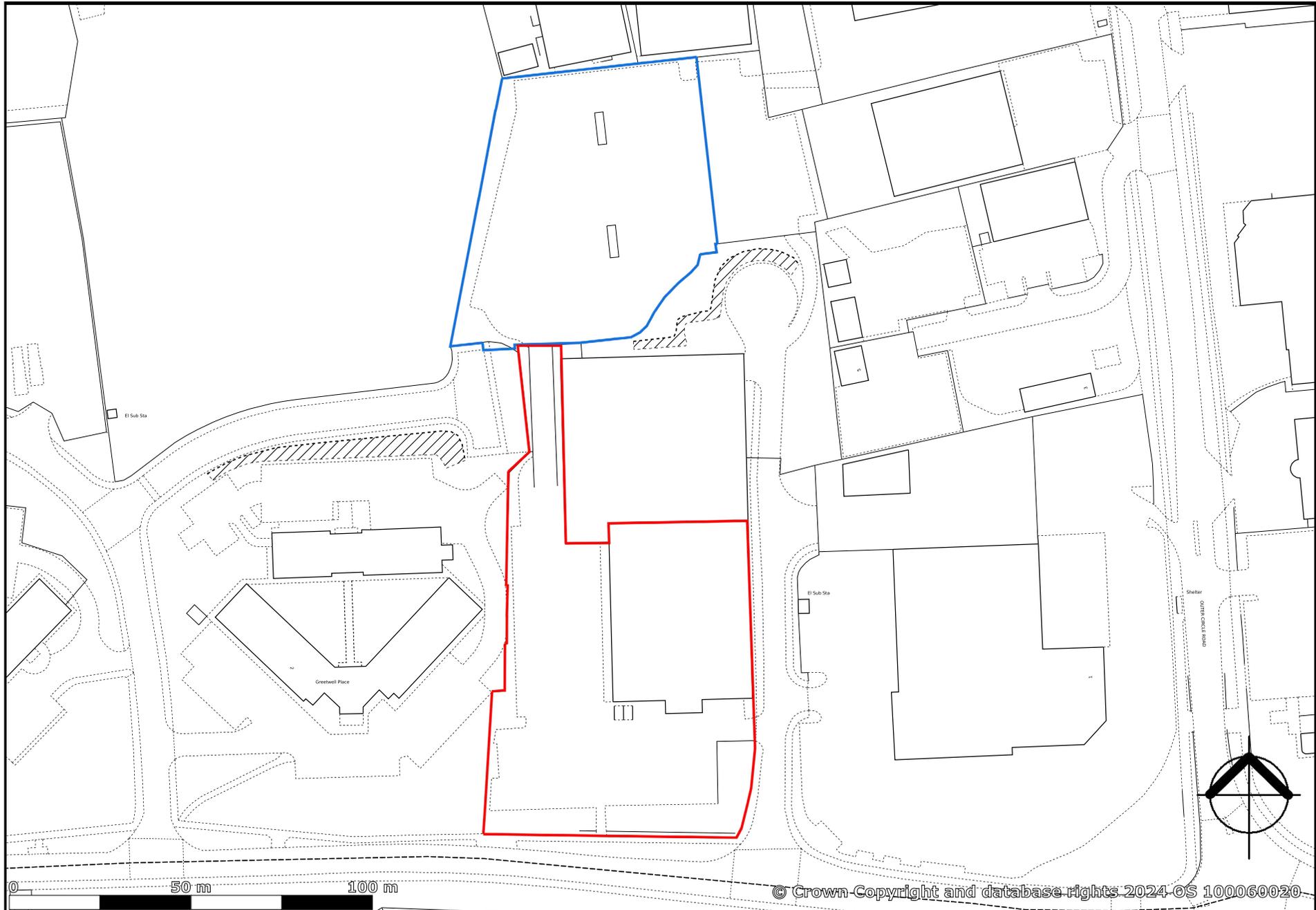
This is a highly accessible location with links to the regional and national road network via the nearby Lincoln Bypass.

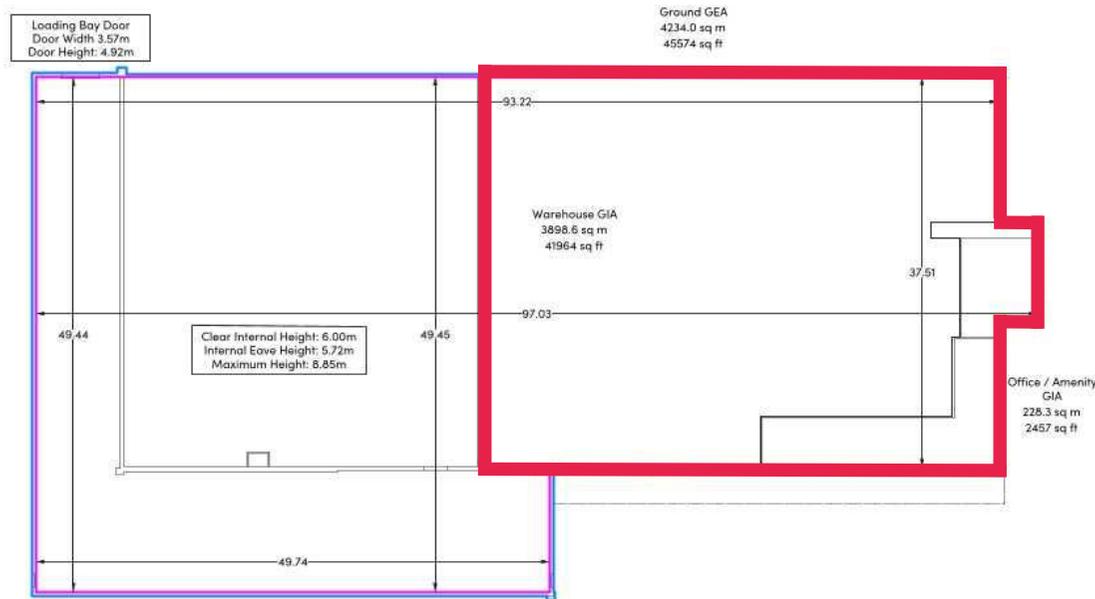






Unit A, Greetwell Road, Lincoln, LN3 4NH





Ground Floor

Former Retail Warehouse
Greetwell Road
Lincoln
LN3 4NH

Gross External Area

GEA	4234.0 sq m	45574 sq ft
Total GEA:	4234.0 sq m	45574 sq ft

Gross Internal Area

GIA	4126.9 sq m	44421 sq ft
Total GIA:	4126.9 sq m	44421 sq ft

Notes

1. All dimensions to be checked on site and not scaled from this drawing.
2. Halls shall be informed in writing of any discrepancies.
3. All dimensions are in metres, scaled from this drawing.
4. All areas are measured in accordance to the RICS Code of Measuring Practice (8th Edition).

HOLLIS

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AREA REFERENCING

DATE	12.07.2023	DRAWN BY	BM
SCALE	1:500	ISSUED BY	TWD
PROJECT	01A3	DATE	
NO.	02240	REV	01
DATE	12.07.23	BY	HLS
DESCRIPTION	REVISION	DATE	
NO.	B	NO.	50
		NO.	100