



Unit A2, Discovery Trade Park, Whisby Road  
Lincoln, LN6 3AN  
#4293/2023H

# Unit A2 Discovery Trade Park

Whisby Road, Lincoln, LN6 3AN



Agreement

To Let



Detail

Trade Counter



Rent/Price

From £24,500 pax



Size

325 sq m (3,500 sq ft)



Location

Lincoln, LN6 3AN



Property ID

#4293/2023H

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

**JOINT AGENT**



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## Property

The property comprises a brand new mid-terrace trade counter of steel portal frame construction, with composite metal clad elevations and similarly clad roof. It benefits from separate pedestrian and vehicular access doors, 6 metre minimum working height, solid concrete floor and WC.

Externally there is allocated parking, communal parking and loading/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 <sup>2</sup>	ft <sup>2</sup>
Unit A1 (Brewers)	325	3,500
Unit A2 - Available	325	3,500
Unit A3 (Screwfix)	371	4,000
Unit B (Howdens)	743	8,000

## Energy Performance Certificate

Rating: A24

## 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

The property holds Planning Consent for industrial uses falling under classes B2 (General Industrial), B8 (Storage and Distribution) or E(g)(iii) (Light Industrial) (with ancillary trade counter) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** North Kesteven Council  
**Description:** Workshop and Premises  
**Rateable value:** £23,750  
**UBR:** 0.512  
**Period:** 2023-2024

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

The commencing rent will be **£24,500 p.a.x** for Year One of the term.

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## 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 neighboured by Screwfix, Howdens and Brewers Paints.

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 Lincoln bypass, which in turn leads to the A1 (11 miles) and all other major road links.

Immediately to the west is Discovery Court, comprising 15 brand new industrial units.

The opportunity is surrounded by a range of complementary trade counter occupiers and is a short walk from Hykeham train station.







