



**Prial Parc, Weaver Road  
Lincoln, LN6 3QN**

#10794/2023K

# Prial Parc

Weaver Road, Lincoln, LN6 3QN



Agreement

To Let / May Sell



Detail

Industrial Units



Rent/Price

£10,598 - £99,610 p.a.x  
Price on application



Size

70.3 - 661.05 sq m  
(757 - 7,115 sq ft)



Location

Lincoln, LN6 3QN



Property ID

#10794/2023K

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



**CAMERON MCRAE**

BSc (Hons)  
Surveyor

cameron.mcrae@eddisons.com

07929 105 394

01522 544515

## Property

The property comprises a terrace of 7 brand new high quality industrial units complete with fully insulated walls and roof, 3 phase electricity, LED lighting, individual cell phone connected intercom system, insulated roller doors and WCs.

Externally the site is located in a secure gated area with ample parking including electric charging points and monitored AI CCTV.

## Accommodation

Having measured the units in accordance with the prevailing RICS Code of Measuring Practice, we calculate that they provide the following floor areas.

Area	m <sup>2</sup>	ft <sup>2</sup>
Unit 1	120.77	1,300
Unit 2	120.77	1,300
Unit 3	70.32	757
Unit 4	70.32	757
Unit 5	70.88	763
Unit 6	70.35	757
Unit 7	137.64	1,481
Total GIA	661.05	7,115

**Units can be combined.**

## Energy Performance Certificate

Available upon request.

## 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), B2 & B8 (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

## Rates

**Charging Authority:** North Kesteven District Council  
**Description:** Warehouse and Premises  
**Rateable value:** To be assessed  
**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 units are available **To Let** by way of new Full Repairing and Insuring leases, for a period to be agreed.

Alternatively, our clients may consider a sale subject to vacant possession.

**Price available on application.**

## Rent

**Unit 1 - £18,200 p.a.x**

**Unit 2 - £18,200 p.a.x**

**Unit 3 - £10,598 p.a.x**

**Unit 4 - £10,598 p.a.x**

**Unit 5 - £10,682 p.a.x**

**Unit 6 - £10,598 p.a.x**

**Unit 7 - £20,734 p.a.x**

## 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 at the prevailing rate.

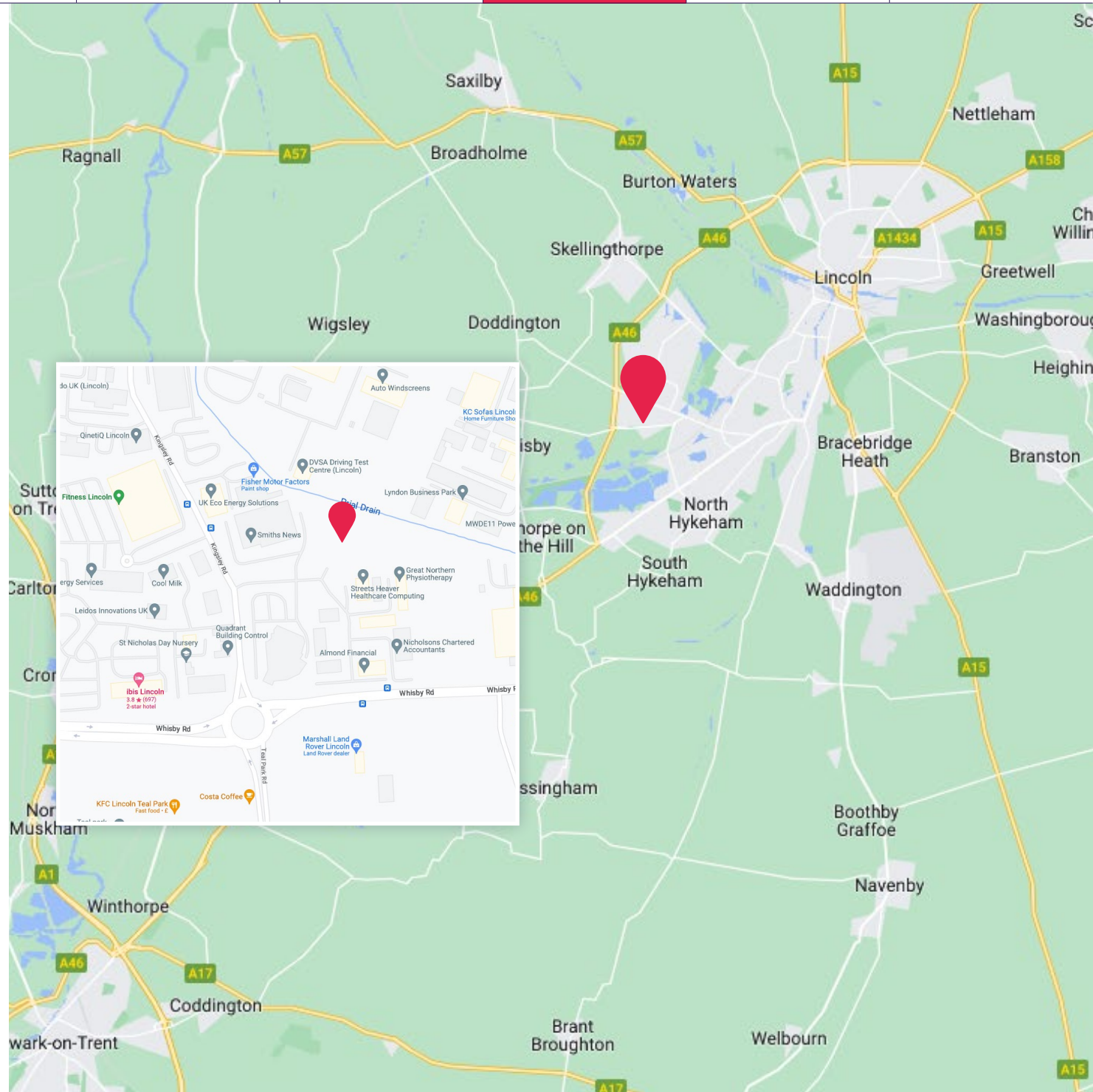
## Legal Costs

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

## Location

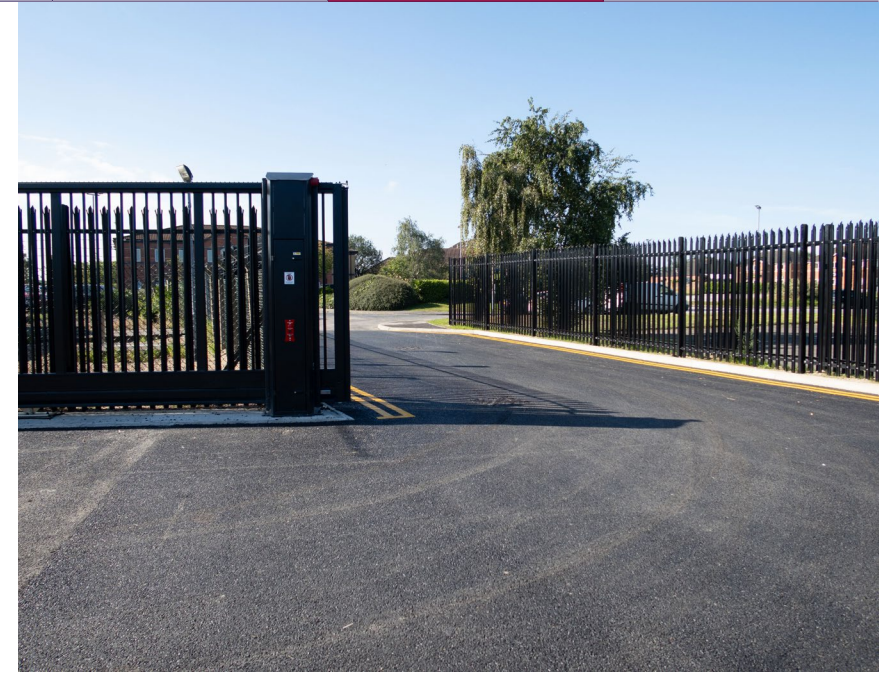
Prial Parc is prominently located on Weaver Road, part of the South West Business Quarter of Lincoln, 6 miles south west of the City Centre. The industrial estate is located within ½ mile of the A46, an arterial route into Lincoln. The A46 provides a convenient transport link to the A1 and thereafter.

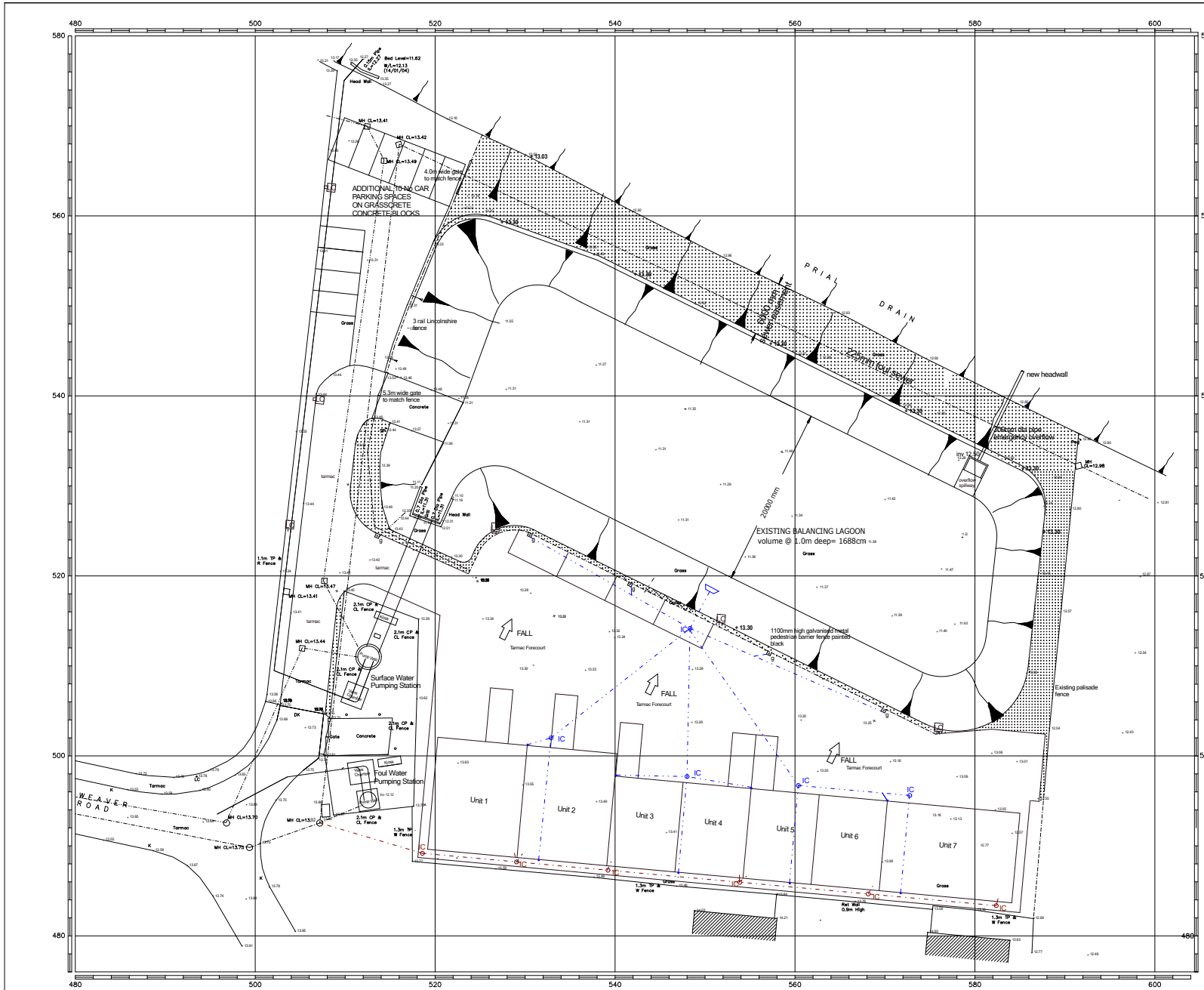
Amenities nearby include Ibis Lincoln, Costa Coffee, KFC as well as numerous regional covenants including Cool Milk, Nicholson's Chartered Accountants, Almond Financial and QS Recruitment Ltd.











**NOTES**

- All levels are related to an O.S.B.M located on Pear Tree Farm, Whisby Road. Value : 16.98m A.O.D.
- Co-ordinates are shown relative to a local grid.
  - + = existing level

SM high steel lighting column with CR E955 Lantern 24 LED 16 Watt and photo electric cell

**DRAINAGE**  
 Four Drainage: It is proposed to provide a private positive foul water drainage system to discharge to an existing Anglian Water manhole.  
 Surface Water Drainage: - - - - -  
 The roof water from the units will be collected in underground pipes together with the forecourt and discharge into the existing balancing pond.

REV	Description	Date	Signed

**Client :** TENNYSON HOMES LTD.

**Project :** PROPOSED INDUSTRIAL UNITS  
LAKESIDE  
WEAVER ROAD  
LINCOLNFIELDS  
LINCOLN

**Title :** SITE LAYOUT

Drawn: R/JM	Checked:	Approved:
Date: FEBRUARY 2021	Scale: 1:100	Sheet: A1

**Drawing No.** 627/2 Rev B