



Pioneer Way
Lincoln, LN6 0QR

#3927/2022C



**BANKS
LONG & Co**



Pioneer Way

Lincoln LN6 0QR



Agreement

To Let



Detail

Warehouse & Offices



Rent

From £25,000 pax



Size

4,211 sq ft to 40,686 sq ft



Location

Lincoln, LN6 0QR



Property ID

#3927/2022C

For Viewing & All Other Enquiries Please Contact:



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Property

The available accommodation forms part of a substantial warehouse complex and comprises offices plus two designated warehouses that can be made available either separately or as a whole. The offices are finished to a modern standard and benefit from allocated staff/WC facilities plus parking.

The warehouse areas provide open plan storage space with dock level loading access. Externally there is extensive loading, circulation and parking.

EPC: C72

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
Offices *	391	4,211
Warehouse 1	2,030	21,858
Warehouse 2/3	1,357	14,617
Total GIA	3,778	40,686

The 3 elements are available separately or combined.

*Offices NIA = 362 sq m (3,901 sq ft)

Services

We understand that mains services are available and connected to the complex but not all separate elements. Interested parties are advised to make their own investigations to the utility service providers.

Town & Country Planning

We understand that the property has consent for Storage and Distribution under Use Class B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended 2020).

Alternative uses may be appropriate, subject to receipt of necessary planning permission. Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: City of Lincoln Council
Description: Workshop and Premises
Rateable value: To be separately assessed
UBR: 0.512
Period: 2022-2023

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 premises are available **To Let** by way of a new effective Full Repairing and Insuring lease term for a period to be agreed.

The available space can be let on an individual basis or can be combined.

Rent

Offices - £25,000 per annum exclusive

Warehouse 1 - £95,000 per annum exclusive

Warehouse 2/3 - £75,000 per annum exclusive

Combined - £195,000 per annum exclusive

VAT

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

Service Charge

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

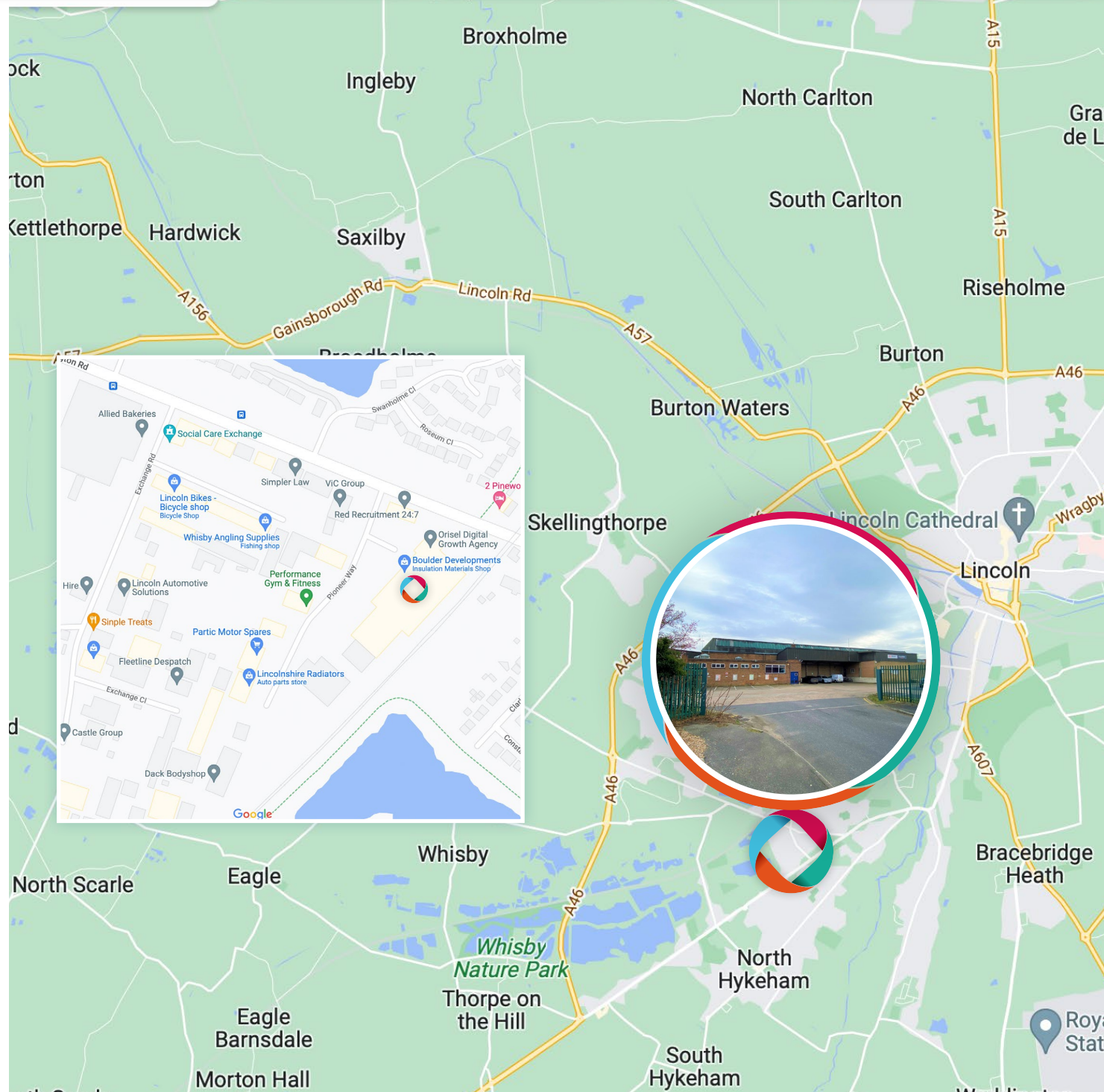
Legal Costs

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

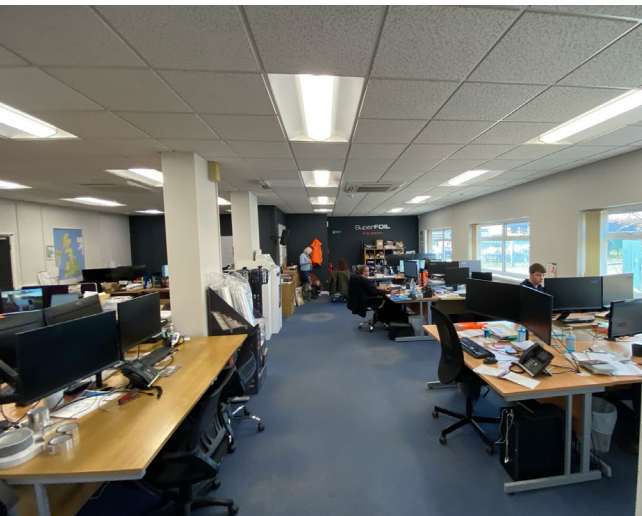


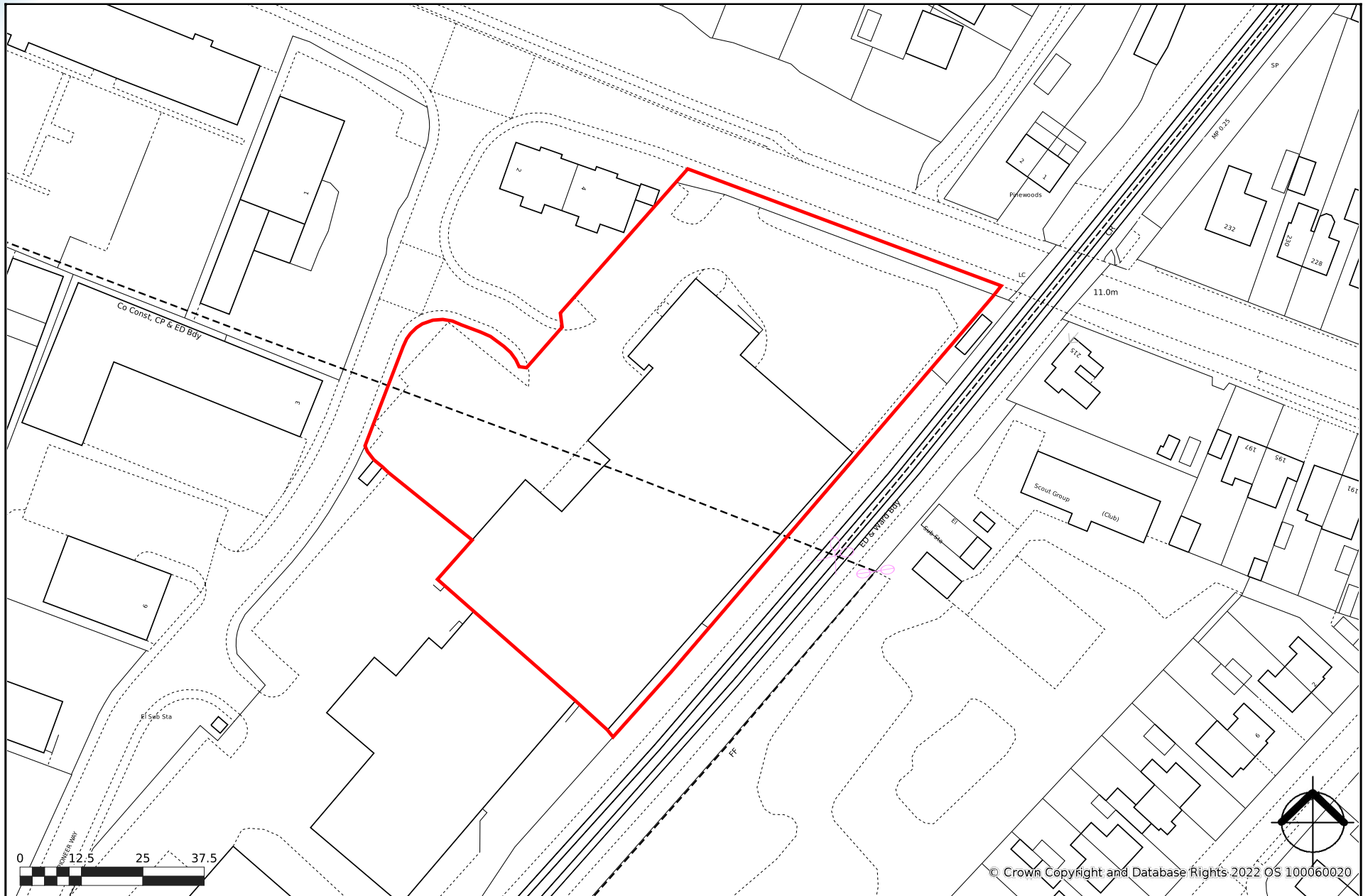
Location

The property occupies a prominent position fronting Doddington Road with access off Pioneer Way within the South West Business Quarter of Lincoln. The location is only a short distance from the A46 Lincoln Bypass providing quick access to the A1 (11 miles south west).











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