

PRICE REDUCTION



**Building 3, Pioneer Way, Lincoln,
LN6 3DH**

#8861/2023G

Eddisons

Incorporating
Banks Long & Co

Building 3

Pioneer Way, Lincoln, LN6 3DH



Agreement

For Sale



Detail

Warehouse & Offices



Price

OIEO £950,000



Size

1,128 sq m (12,078 sq ft)



Location

Lincoln, LN6 3DH



Property ID

#8861/2023G

For Viewing & All Other Enquiries Please Contact:



WILLIAM WALL
BSc (Hons) MRICS
Director

will.wall@bankslong.com

07717 546269

01522 544515

Property

The property comprises a modern detached business unit providing three bays of storage/warehouse space plus high quality two storey offices and staff/WC facilities.

The property has a solid concrete floor, suspended downlighting, air conditioning in the offices and 3 vehicular access doors. The minimum working height is 5.35m. The unit benefits from an ample self-contained yard.

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	306	3,294
Warehouse 1	177	1,905
Warehouse 2	137	1,475
Warehouse 3	400	4,306
Total GIA	1,020	10,980
Plus Mezzanine	108	1,098

Energy Performance Certificate

Rating: C58

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 planning consent for uses falling within Class Eg (Light Industrial/Offices) of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own investigations to the Local Planning Authority

Rates

Charging Authority: North Kesteven District Council
Description: Warehouse and Premises
Rateable value: £56,500
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 **For Sale** subject to vacant possession.

Price

OIEO £950,000

VAT

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

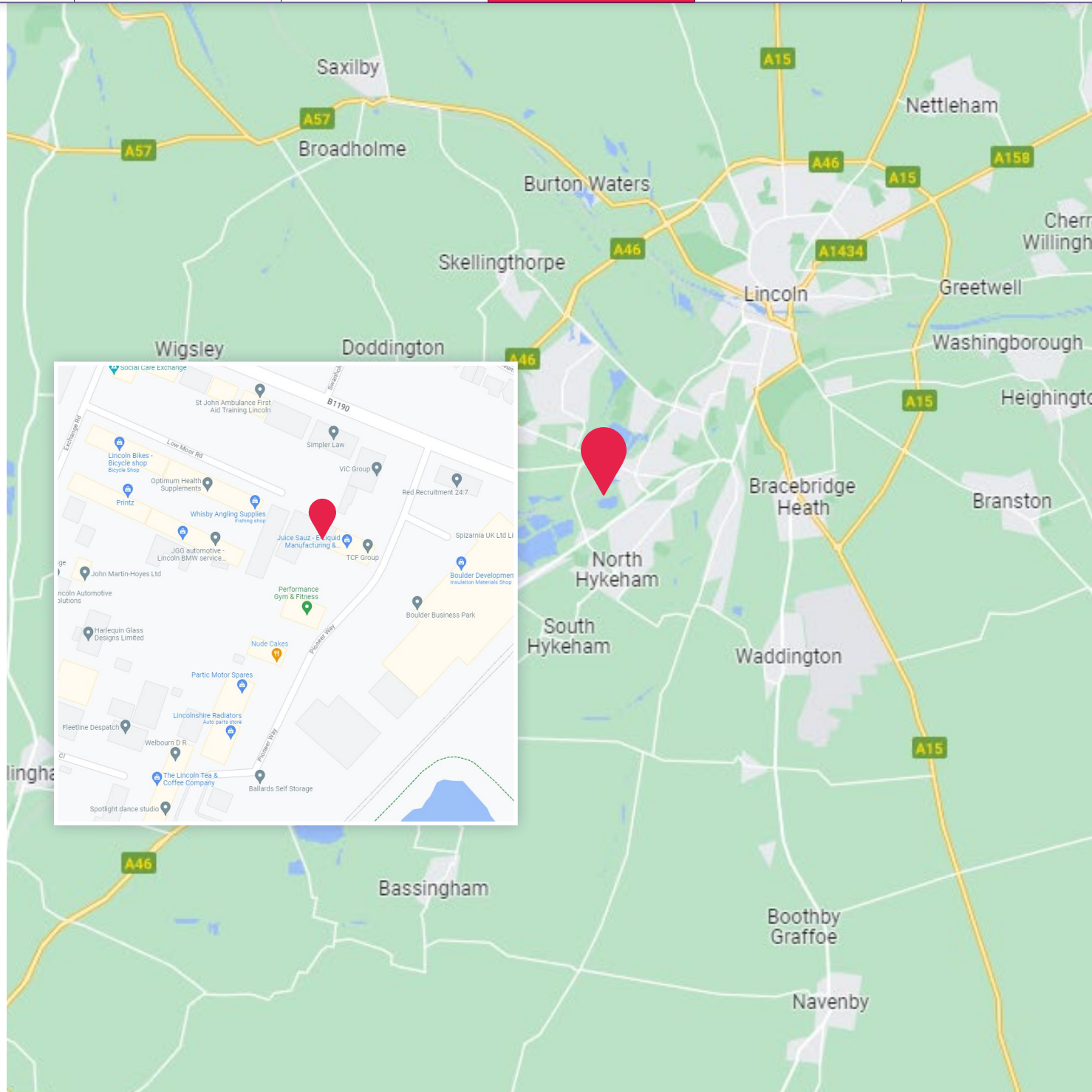
Legal Costs

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

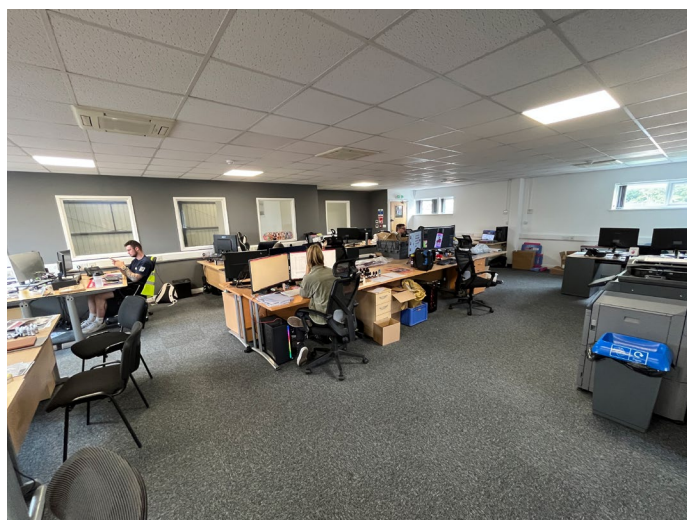
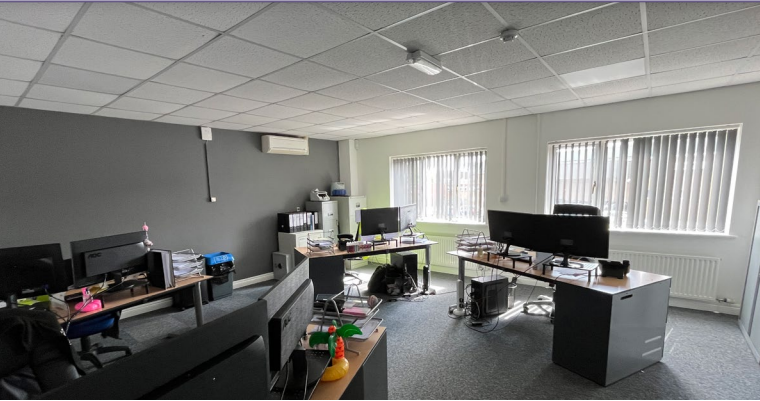
Location

Pioneer Way provides direct access to the busy arterial route of Doddington Road, with swift access to the A46 Lincoln bypass (1½ miles) and Lincoln City Centre (3½ miles).

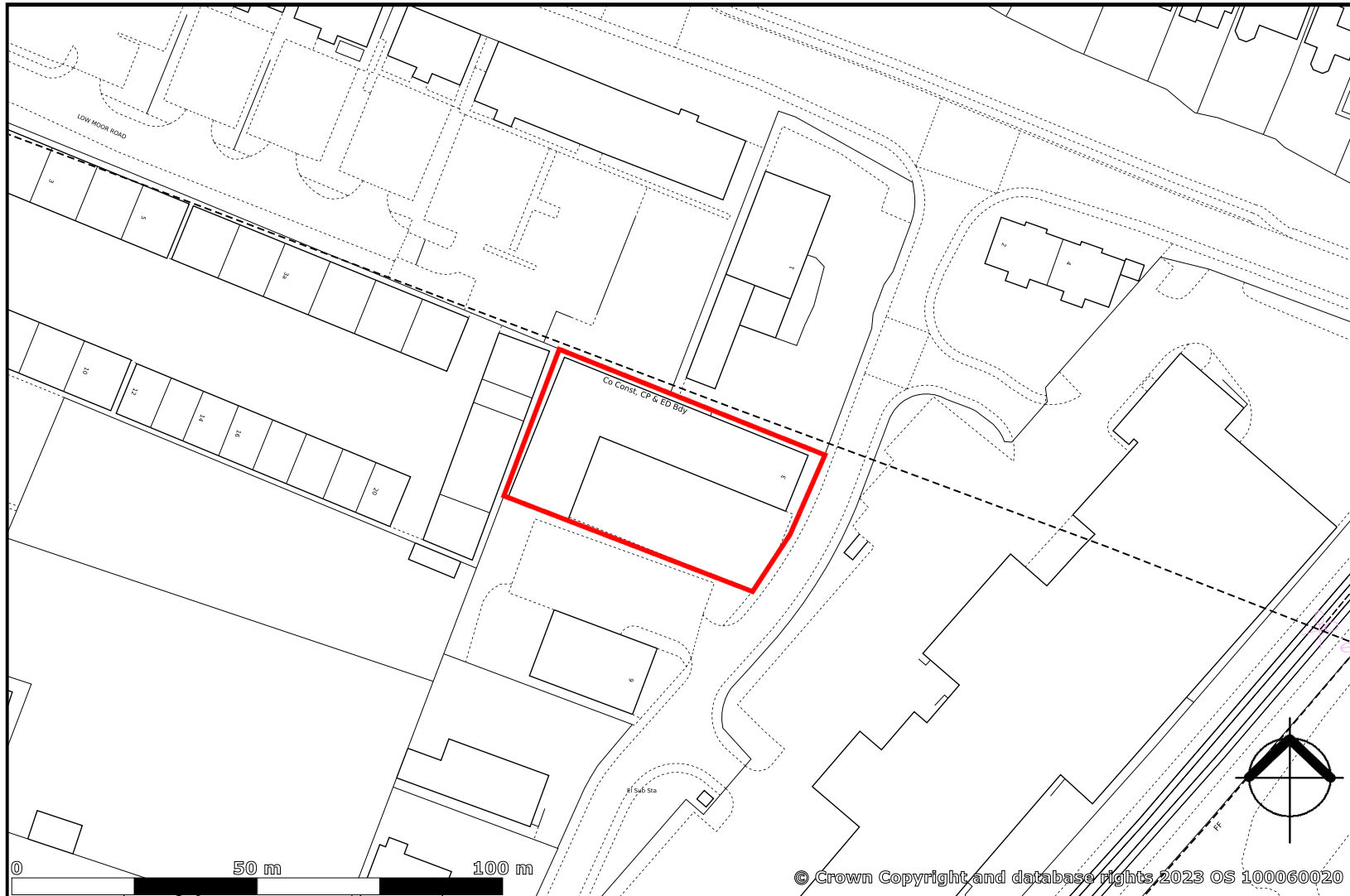
The property is situated in an established industrial location with nearby occupiers including Partic Motor Spares, The Lincolnshire Co-operative and Pioneer Agri.







3 Pioneer Way, Lincoln, LN6 3DH



created on **edozo**

Plotted Scale - 1:1,250