



**Teal Park, Whisby Road, Lincoln  
LN6 3AD**

#5214/2024A

# Teal Park

Whisby Road, Lincoln, LN6 3AD



Agreement

To Let



Detail

Modern Warehouse



Rent

£78,000 pax



Size

1240.51 sq m (13,347 sq ft)



Location

Lincoln, LN6 3AD



Property ID

#5214/2024A

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



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## Property

The premises comprises a detached modern warehouse of steel portal frame construction with lined corrugated sheet clad elevations and a similarly clad pitched roof incorporating translucent roof light panels. The clear workspace has a minimum 6.1 metre working height and an up and over vehicular access door.

There is allocated office, staff and WC facilities together with additional mezzanine storage.

Externally, the property benefits from an extensive self-contained fenced and gated concrete surfaced yard with ample allocated parking.

## 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 B8 (Storage and Distribution) 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.

## Tenure

The property is available To Let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

**£78,000 per annum exclusive**

## Service Charge

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

## 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> |
|------------------|----------------|-----------------|
| Ground Floor GIA | 962.08         | 10,352          |
| Mezzanine        | 278.43         | 2,995           |
| <b>Total</b>     | <b>1240.51</b> | <b>13,347</b>   |

## Rates

**Charging Authority:** North Kesteven District Council  
**Description:** Warehouse and Premises  
**Rateable value:** £64,000  
**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.

## VAT

VAT will 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.

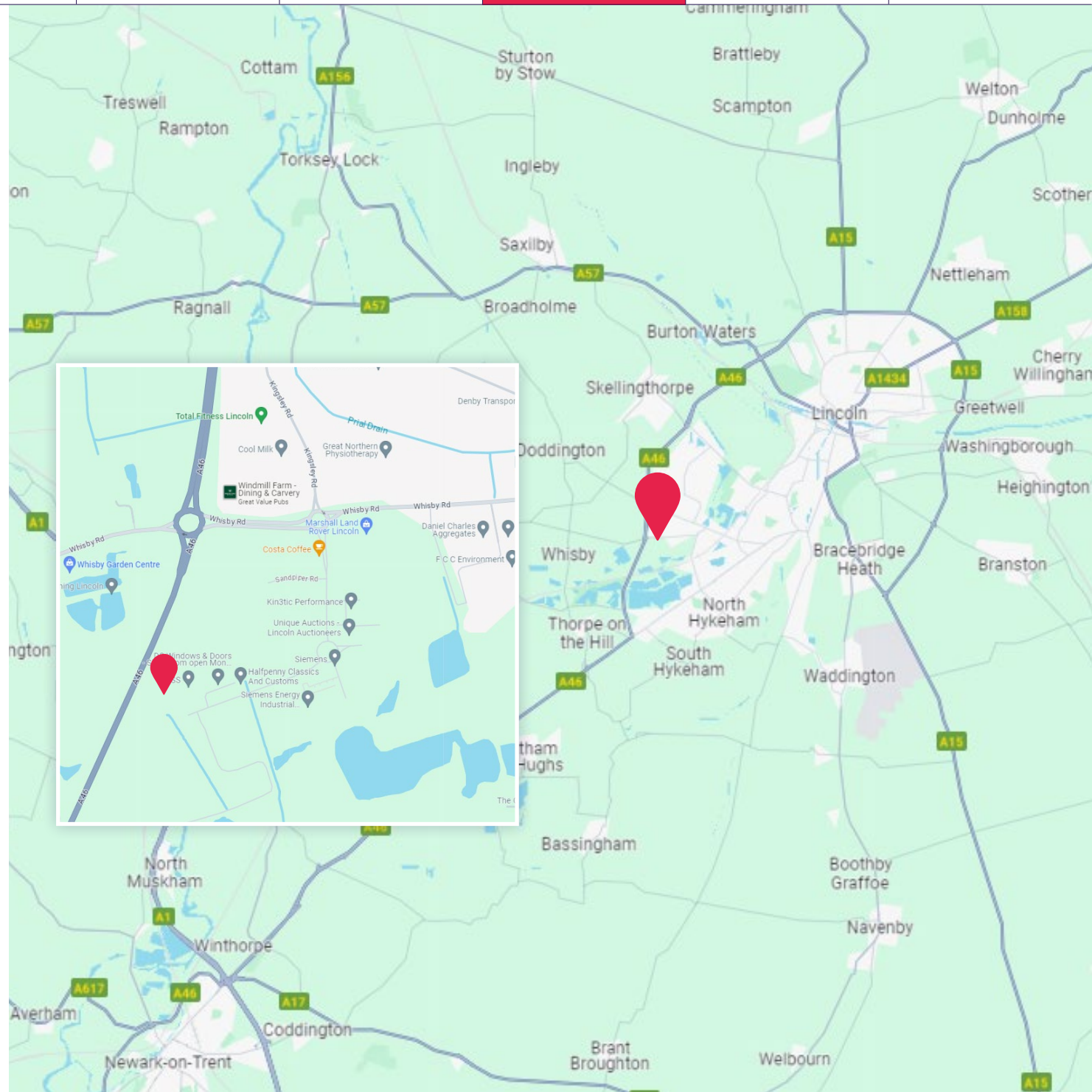
## Energy Performance Certificate

Rating: B45

## Location

The property occupies a prime business park location close to the junction of Whisby Road with the A46 Lincoln Bypass within the South West Business Quarter of Lincoln.

The position opposite Siemens provides quick access to Lincoln City Centre (5 miles) and the A1 (12 miles) with major regional road links thereafter.



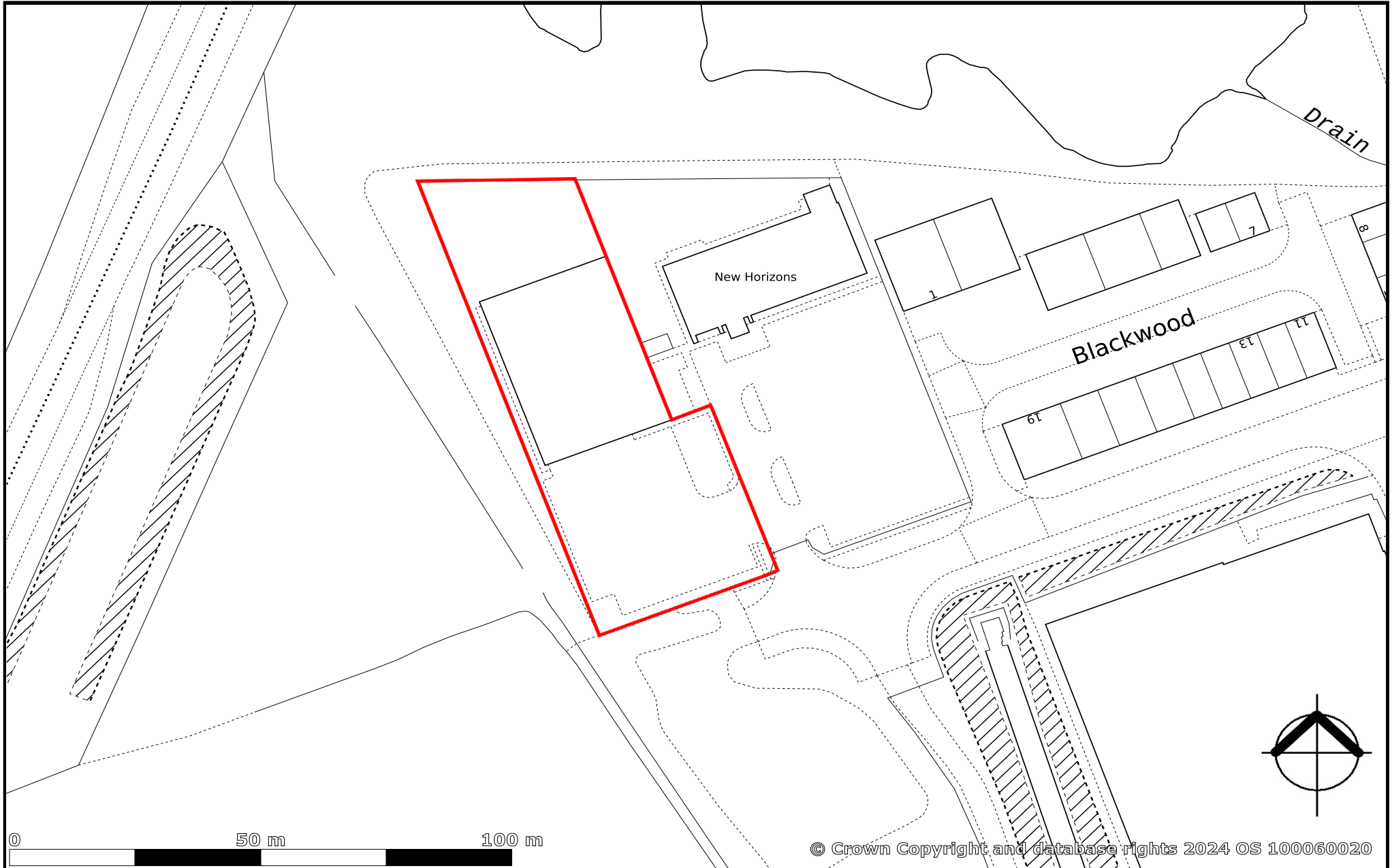












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Plotted Scale - 1:1,250