



**Various Units - Greetwell Hollow, Crofton Drive,  
Allenby Trading Estate, Lincoln, LN3 4NR**

#6184/2024A

# Greetwell Hollow

Crofton Drive, Allenby Trading Estate, Lincoln, LN3 4NR



Agreement

To Let



Detail

Industrial



Rent

Unit 3 - from £15,000 pax  
Unit 7 - from £9,500 pax  
Unit 8 - from £9,500 pax  
Unit 9 - from £9,500 pax



Size

Unit 3 - 138 sq m (1,480 sq ft)  
Unit 7 - 104 sq m (1,117 sq ft)  
Unit 8 - 103 sq m (1,110 sq ft)  
Unit 9 - 102 sq m (1,103 sq ft)



Location

Lincoln, LN3 4NR



Property ID

#6184/2024A/D

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



**JASPER NILSSON**  
BA (Hons)  
Surveyor

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## Property

The property comprises newly refurbished terrace industrial units of steel portal frame construction with brick/block walls surmounted by lined corrugated sheet cladding and similarly clad pitched roof. The units have separate pedestrian and roller shutter vehicular access doors together with allocated staff/WC facilities and LED lights.

Externally, there is allocated parking and shared 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 3	138	1,480
Unit 7	104	1,117
Unit 8	103	1,110
Unit 9	102	1,103

## Energy Performance Certificate

Unit 3 - C52

Unit 7 - C74

Unit 8 - C52

Unit 9 - D76

## 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 Units 3, 7, 8 and 9 have consent for uses falling within Class E(g) (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:** City of Lincoln Council  
**Description:** Workshop and Premises

**Rateable value:**  
Unit 3 - £7,200  
Unit 7 - £5,400  
Unit 8 - £5,300  
Unit 9 - £5,500

**UBR:** 0.546  
**Period:** 2024-2025

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

### Unit 3:

Year 1 - £15,000 pax  
Year 2 - £17,500 pax  
Year 3 - £18,500 pax

### Unit 7:

Year 1 - £9,500 pax  
Year 2 - £11,500 pax  
Year 3 - £12,500 pax

### Unit 8:

Year 1 - £9,500 pax  
Year 2 - £11,500 pax  
Year 3 - £12,500 pax

### Unit 9:

Year 1 - £9,500 pax  
Year 2 - £11,500 pax  
Year 3 - £12,500 pax

## Service Charge

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

## VAT

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

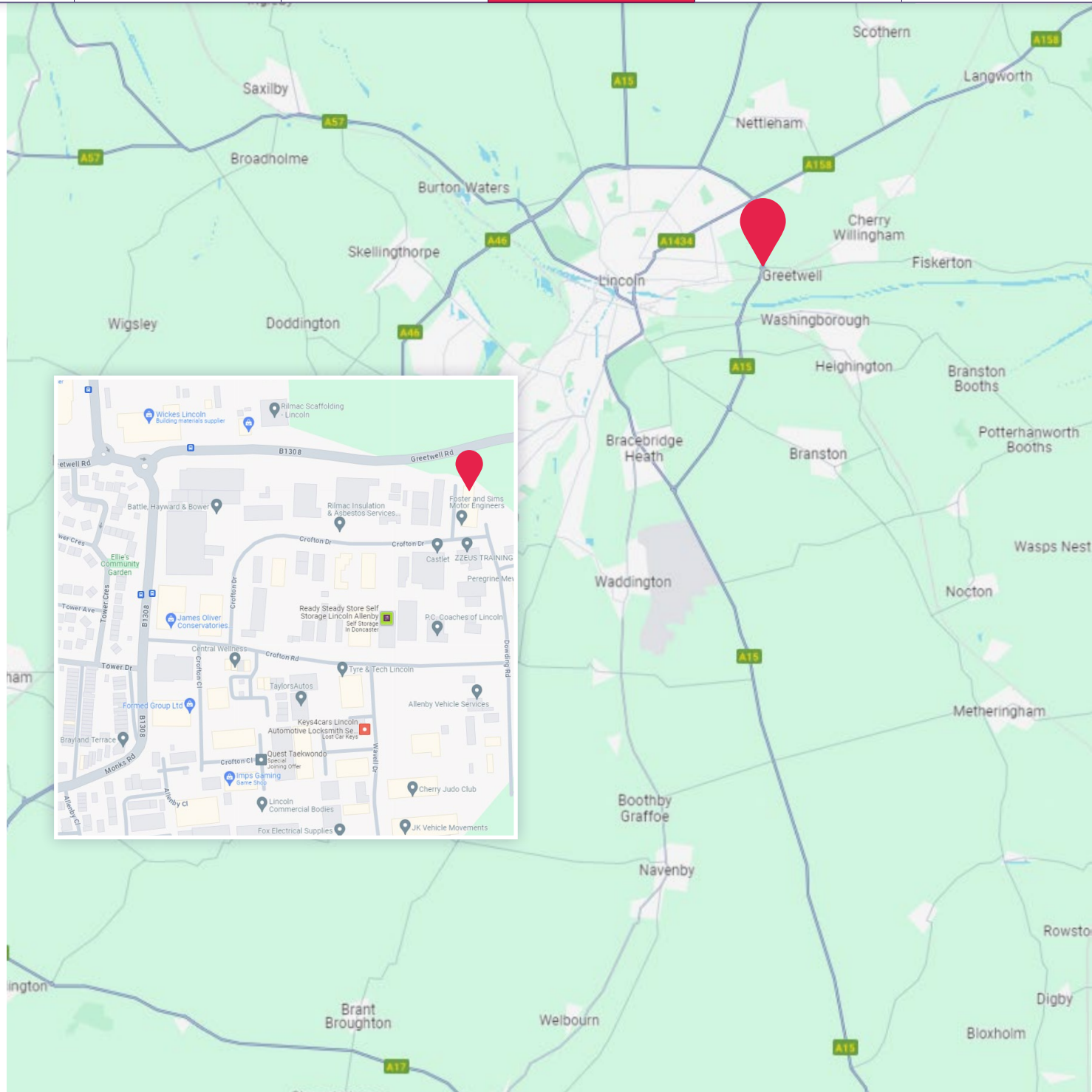
## Legal Costs

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

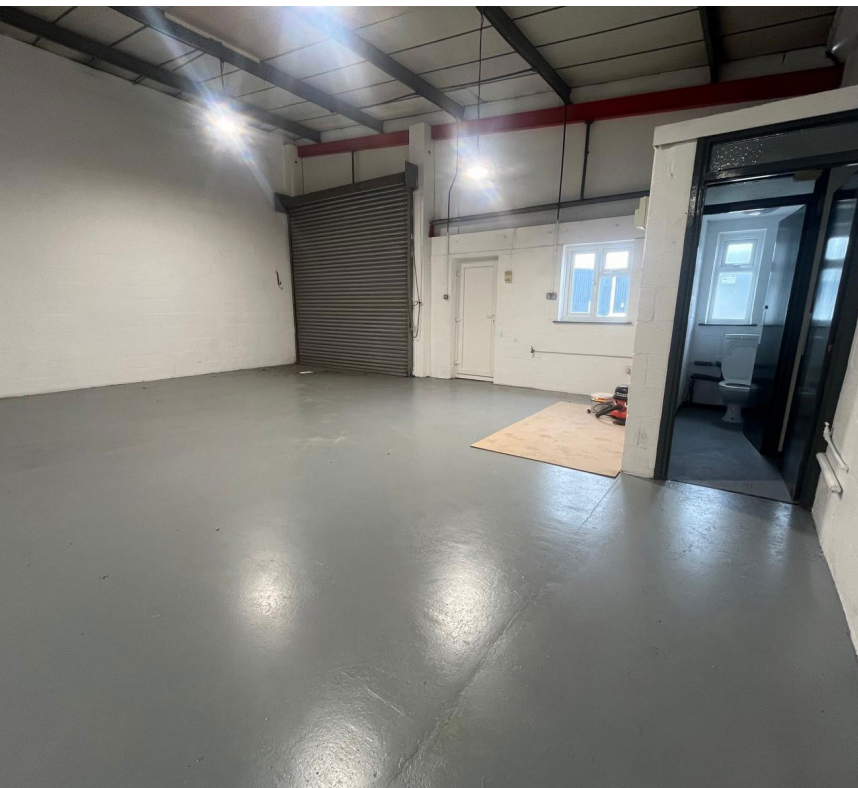
## Location

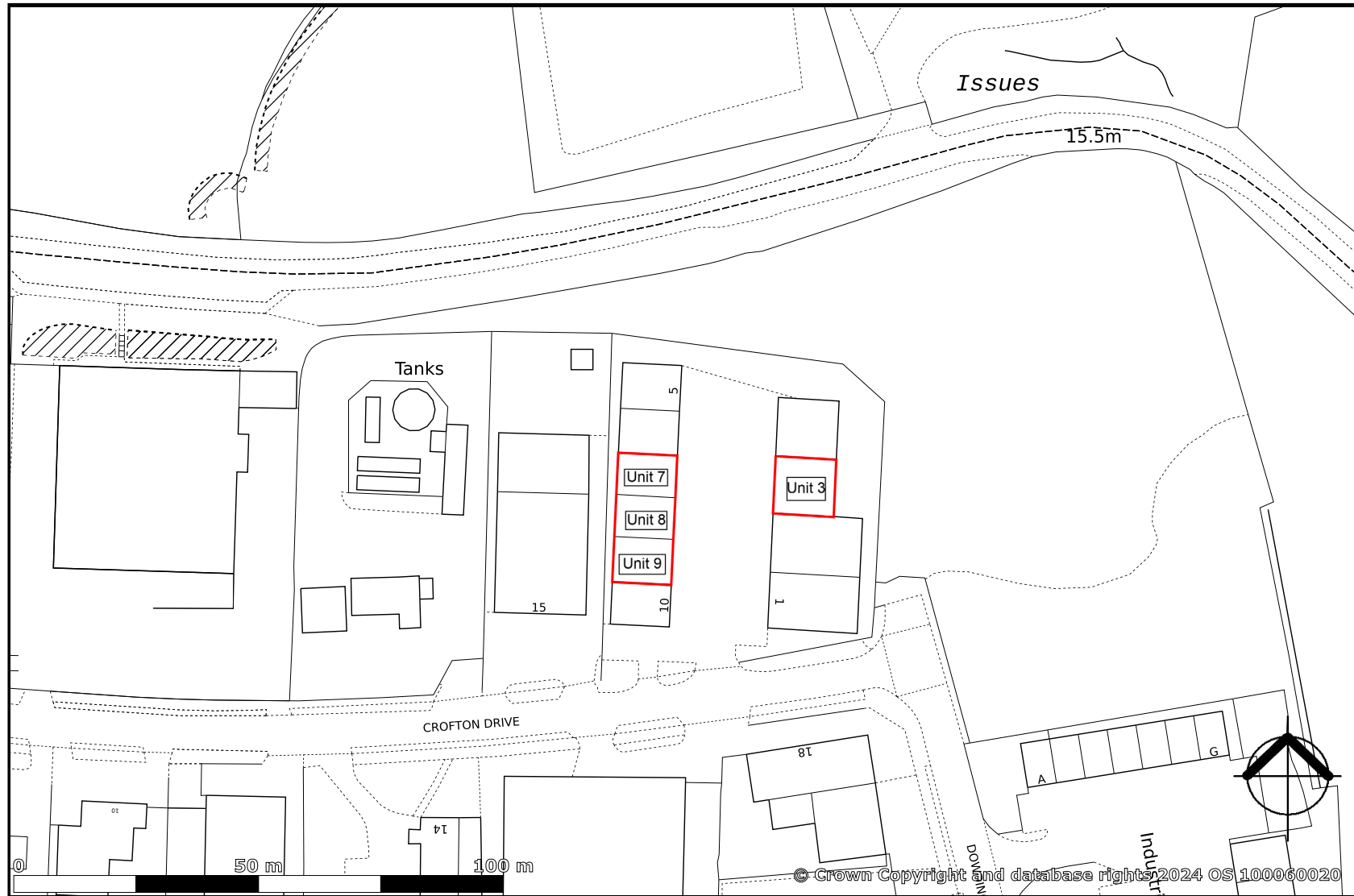
The property occupies a convenient and accessible location on the established Allenby Trading Estate, a short distance from the junction with the Lincoln Bypass.

The position is 2 miles north east of Lincoln City Centre, close to a wide range of amenities.









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Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract