



**Great Northern Business Park,  
Great Northern Terrace, Lincoln, LN5 8LG**  
#10764/2023H

# Great Northern Business Park

Great Northern Terrace, Lincoln, LN5 8LG



Agreement

For Sale/To Let



Detail

New Build Industrial



Price/Rent

Units 1a-5 - £264,800 / £11,254 p.a.x  
per unit

Units 6-9 - £254,000 / £10,795 p.a.x  
per unit

Units 10-13 - £264,800 / £11,254 p.a.x  
per unit

Units 14-19 - £264,800 / £11,254 p.a.x  
per unit

Units 20-23 - £200,200 / £8,509  
p.a.x per unit



Size

From 1,001 sq ft - 5,296 sq ft



Location

Lincoln, LN5 8LG



Property ID

#10764/2023H

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



**CAMERON MCRAE**  
BSc (Hons)  
Surveyor

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## Property

Great Northern Business Park comprises five terraces of new build industrial units finished to a high specification incorporating steel portal frame construction with brick/block walls surmounted by lined corrugated sheet cladding and clad roof. The units are also fully insulated.

Internally the accommodation will provide an open plan workshop with separate pedestrian and vehicular access to each unit. Vehicular access is by way of an up and over roller shutter door.

The business park benefits from being a secure fenced compound with controlled security gate access, full site CCTV and ample street lighting. Externally each unit benefits from allocated parking including EV charging points and shared circulation/loading facilities.

**Units can be combined if required.**

## Accommodation

Architects drawings state that the units will provide the following floor Areas.

**Units 1a & 1 to 5** each total 123 sq m (1,324 sq ft). The combined size is 738 sq m (7,944 sq ft) - **Under Offer**

**Units 6 to 9** each total 118 sq m (1,270 sq ft). The combined size is 472 sq m (5,080 sq ft) - **Under Offer**

**Unit 10 & 13** each total 128 sq m (1,324 sq ft). The combined size is 492 sq m (5,296 sq ft)

**Units 14 to 19** each total 123 sq m (1,324 sq ft). The combined size is 738 sq m (7,944 sq ft)

**Units 20 to 23** each total 93 sq m (1,001 sq ft). The combined size is 372 sq m (4,004 sq ft)

## Energy Performance Certificate

Available on request.

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the units. 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 B2 and B8 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:** 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 either individually or combined, **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Price/Rent

Units 1a-5 - £264,800 / £11,254 p.a.x per unit

Units 6-9 - £254,000 / £10,795 p.a.x per unit

Units 10-13 - £264,800 / £11,254 p.a.x per unit

Units 14-19 - £264,800 / £11,254 p.a.x per unit

Units 20-23 - £200,200 / £8,509 p.a.x per unit

## Service Charge

A service charge may 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

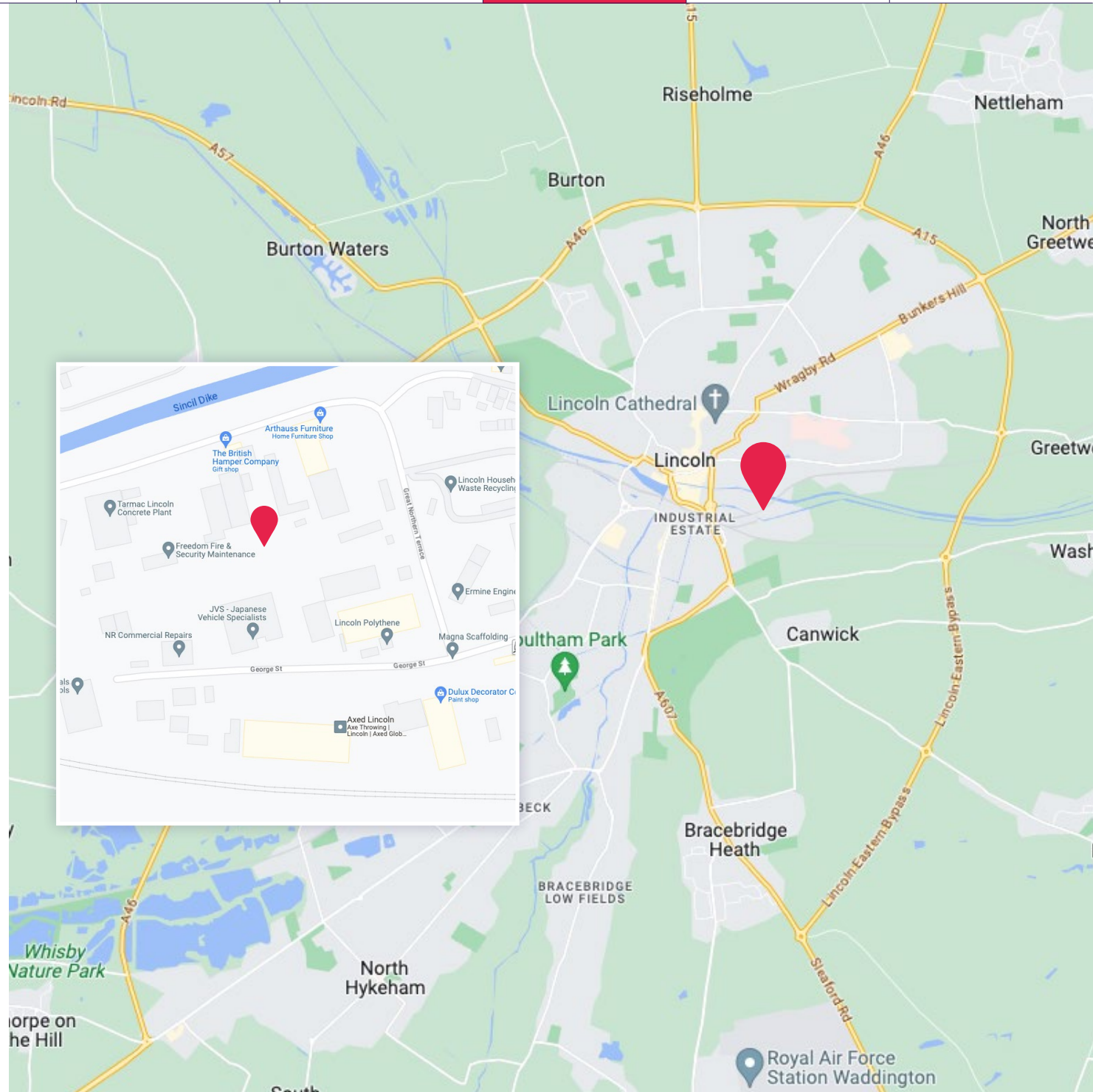
Each party is to be responsible for their own legal costs incurred in documenting the transaction.



## Location

The scheme is situated on Great Northern Terrace, in an established industrial and commercial area to the east of Lincoln City Centre. Surrounding occupiers include Dulux Decorator Centre and Johnstone's Decorating Centre, Huws Gray and Sunbelt Rentals.

The city enjoys good road links via the A46, leading to the A1 major arterial route. The A15 provides access to Scunthorpe to the north and Peterborough to the south. There is also a train station with direct routes to London Kings Cross. The accessibility has been further improved, with the completion of the Eastern Lincoln bypass.















Do not scale. Use figured dimensions only. All dimensions to be verified in As-built Design Limited. This drawing remains the copyright of As-built Design Limited.

**Proposed Pad Foundation Formation Levels:**

**UNITS 1A, 1-5inc.**

Top of Level-Mk = -3.250 (shown to agreed suitable bearing base)  
 Top of RC30 Concrete Pour 1 = -4.150 (900mm deep)  
 Top of RC30 Concrete Pour 2 = -5.100 (900mm deep)  
 Top of Floor Altd level = -5.500  
 (Total Structural Pad depth to be min. 1700mm)

**UNITS 6-9inc.**

Top of Level-Mk = -3.250 (shown to agreed suitable bearing base)  
 Top of RC30 Concrete Pour 1 = -4.050 (900mm deep)  
 Top of RC30 Concrete Pour 2 = -4.950 (900mm deep)  
 Top of Floor Altd level = -5.400  
 (Total Structural Pad depth to be min. 1700mm)

**UNITS 10-13inc.**

Top of Level-Mk = -3.050 (shown to agreed suitable bearing base)  
 Top of RC30 Concrete Pour 1 = -3.950 (900mm deep)  
 Top of RC30 Concrete Pour 2 = -4.750 (900mm deep)  
 Top of Floor Altd level = -5.200  
 (Total Structural Pad depth to be min. 1700mm)

**UNITS 14-19inc.**

Top of Level-Mk = -3.250 (shown to agreed suitable bearing base)  
 Top of RC30 Concrete Pour 1 = -4.250 (1000mm deep)  
 Top of RC30 Concrete Pour 2 = -5.150 (900mm deep)  
 Top of Floor Altd level = -5.600  
 (Total Structural Pad depth to be min. 1650mm)

**NB:** All foundation and floor slab construction to be installed in strict accordance with Structural Engineers design and details.

All information contained on this drawing should be read in conjunction with all Structural Engineers design and detailed information.