



6 Pioneer Way, Lincoln, LN6 3DH

#10844/2024C

6 Pioneer Way

Lincoln, LN6 3DH



Agreement

Lease



Detail

Gym



Rent

£28,000 pax



Size

547.34 sq m (5,888 sq ft)



Location

Lincoln, LN6 3DH



Property ID

#10844/2024C

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)
Surveyor

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Property

The property comprises a modern detached industrial unit most recently converted to gym use. It benefits from mezzanine, separate male/female facilities, a reception and offices. It has separate pedestrian and vehicle access and a minimum working height of 5.49 metres.

Externally, there is ample onsite 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.

Tenure

The property is available by way of an assignment or sub-lease of the full repairing and insuring lease expiring 13th January 2027. The lease is contracted outside the Landlord & Tenant Act 1954. Alternatively the Landlord may consider a longer lease, subject to status.

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
Ground Floor GIA	296.06	3,185
Mezzanine	251.28	2,703
Total area	547.34	5,888

Town & Country Planning

We understand that the property has consent for use as a gymnasium falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

The property has potential for a return to industrial type use, subject to necessary planning consent.

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rent

£28,000 per annum exclusive

VAT

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

Rates

Charging Authority: North Kesteven District Council
Description: Warehouse and Premises
Rateable value: £23,000
UBR: 0.512
Period: 2023-2024

Legal Costs

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

Energy Performance Certificate

Rating: C55

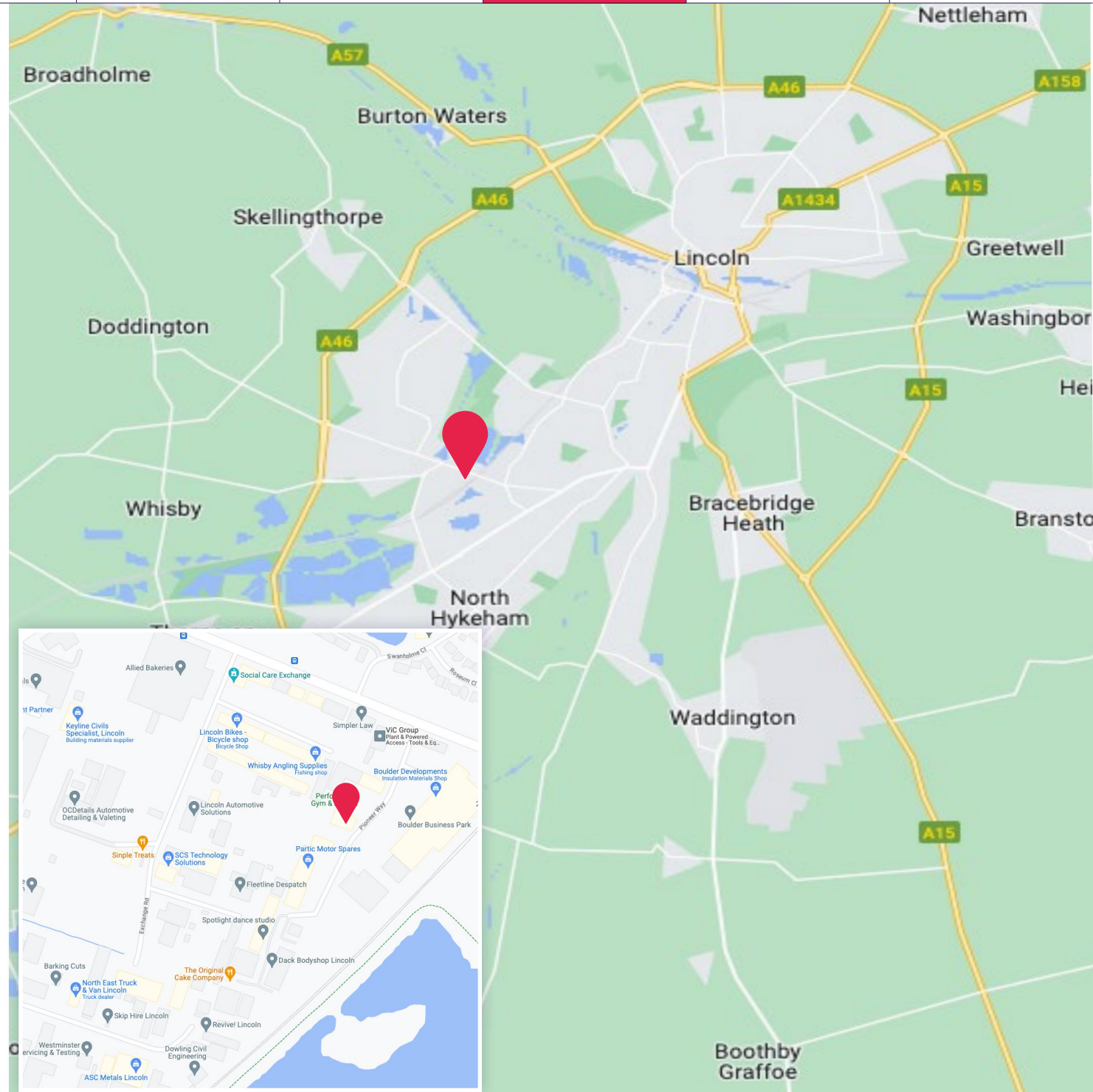
Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Location

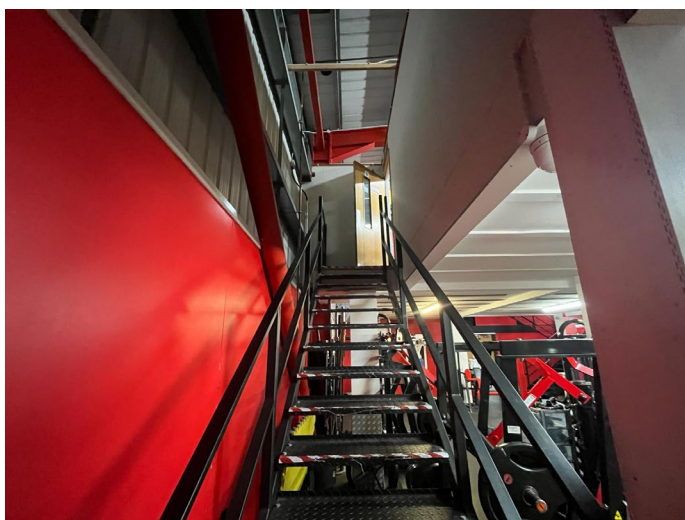
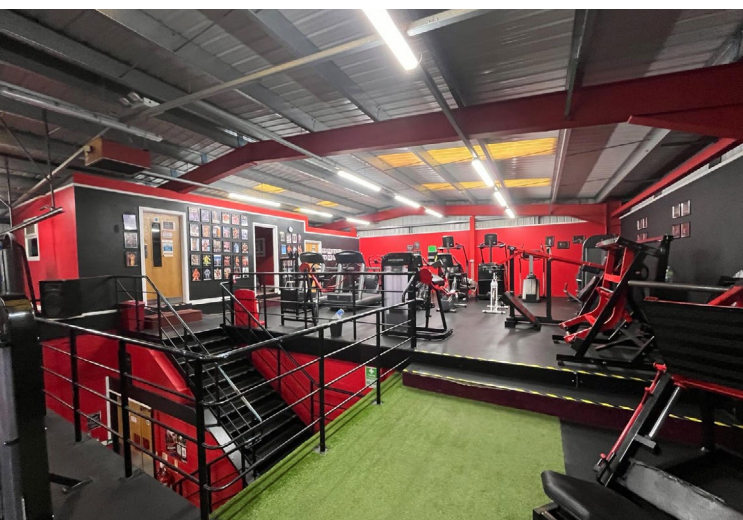
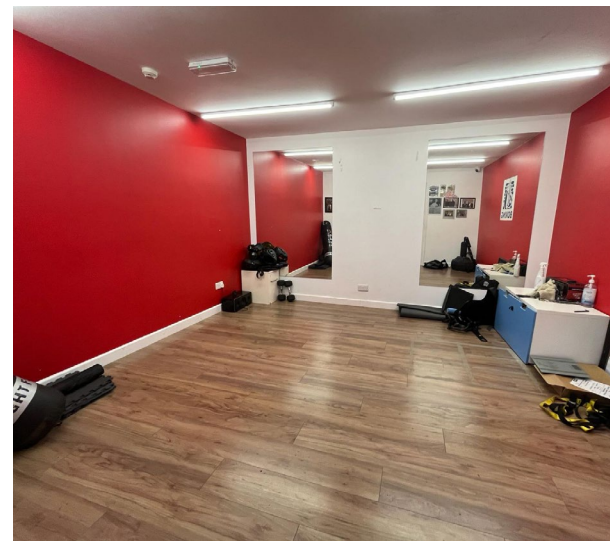
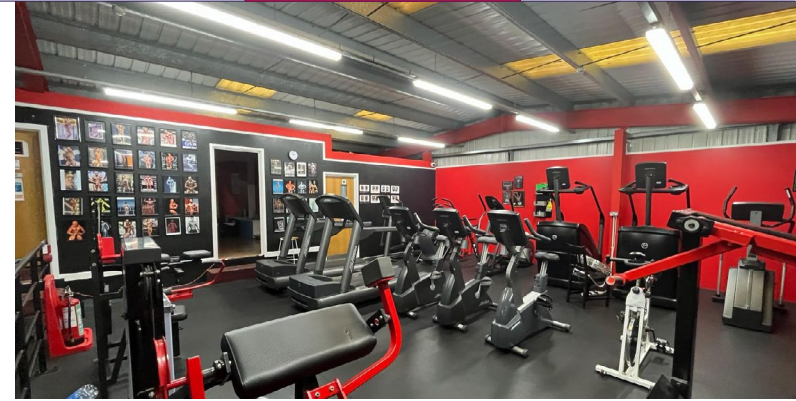
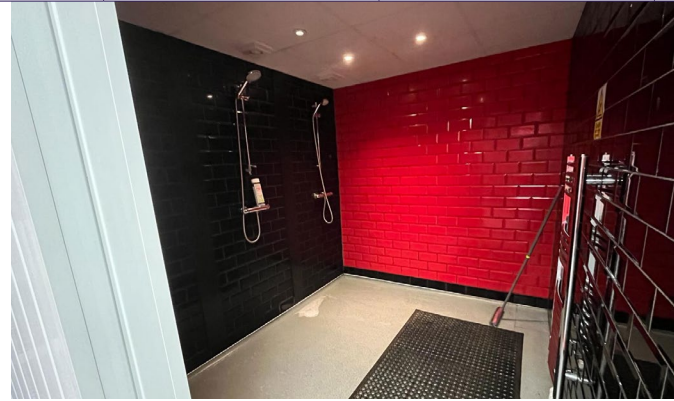
Pioneer Way provides direct access to the busy arterial route of Doddington Road, with swift access to the A46 Lincoln bypass (1½ miles) and Lincoln City Centre (3¼ miles).

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

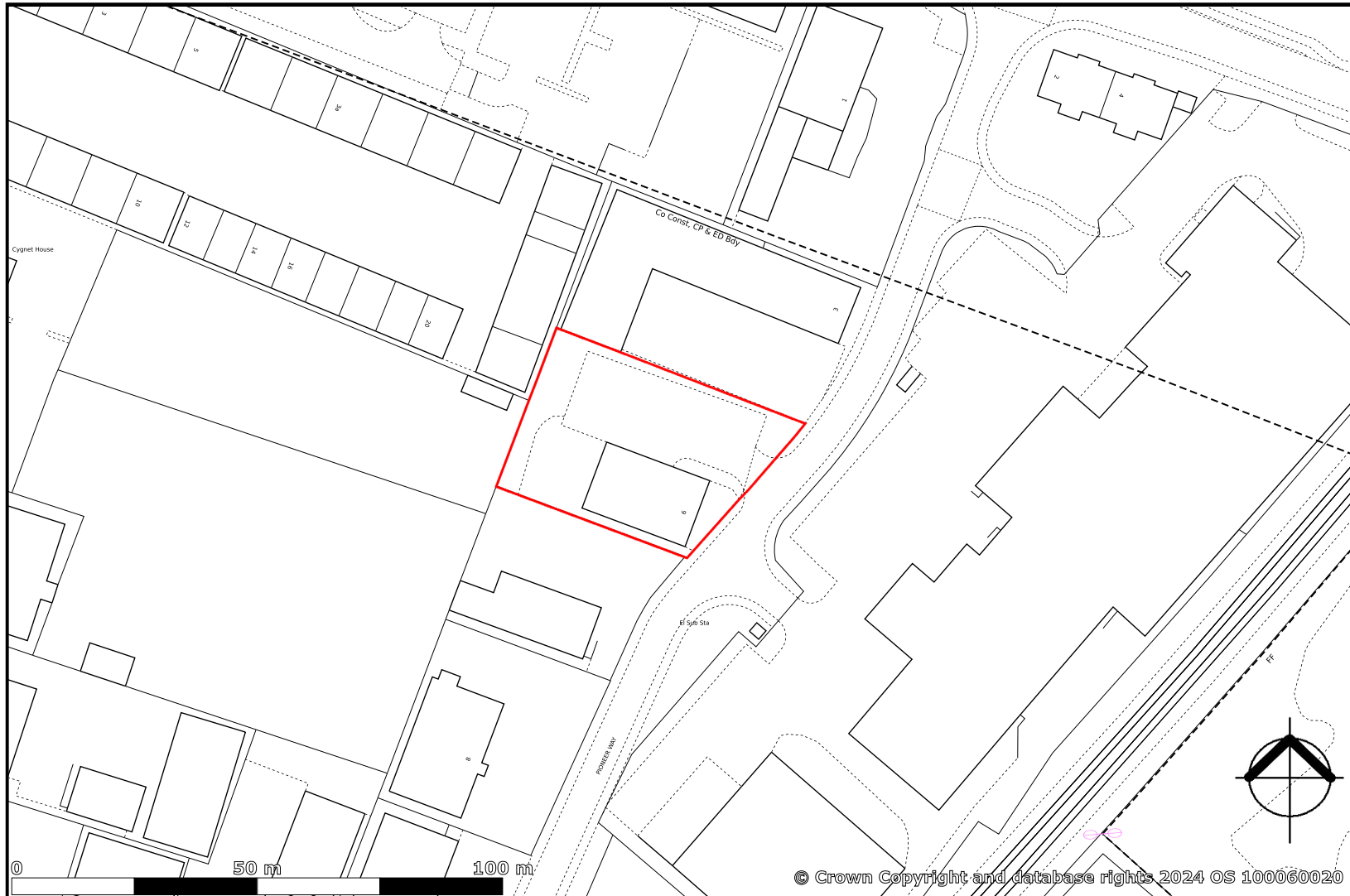
Lincoln is the administrative shopping centre for the county of Lincolnshire. The city has a resident population of 103,900 (2021 Census) and is ranked fourth in the East Midlands Experian City Centre Rankings behind Nottingham, Derby and Leicester. The city attracts over three million tourists per year, predominately visiting to view the Cathedral, which is recognised as one of the best examples of Gothic architecture in Europe. Lincoln is situated 30 miles north east of Nottingham and 27 miles south west of Scunthorpe. There is also a train station with a direct route to London King's Cross.







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Plotted Scale - 1:1,250