



Unit A, Greetwell Road, Lincoln, LN3 4NH



## Refurbished Warehouse/Trade Counter Unit Size 30,266 sq ft (2,811.80 sq m)

- High profile frontage
- Internal clear working height of 6.00m
- Level access loading with extensive yard/parking areas
- Additional 1 acre fully surfaced yard area available by negotiation
- **TO LET**

# Refurbished Warehouse/Trade Counter Unit - To Let

## Size 30,226 sq ft (2,811.80 sq m)

### Location

The property occupies a prominent and sought-after position fronting onto Greetwell Road, just off Outer Circle Road. The location is popular amongst national motor-trade, trade counter and retail warehouse occupiers such as Evans Halshaw Ford, Vertu Honda, Wickes, Howdens, Topps Tiles, Magnet, Kwik Fit and Vertu Volkswagen.

This is a highly accessible location with links to the regional and national road network via the nearby Lincoln Bypass

### Description

The subject property comprises a refurbished semi-detached warehouse unit of steel portal frame construction with storage accommodation provided across a single bay. The elevations are of brick and blockwork construction, surmounted by a profile cladding system to eaves. The roof to each bay is pitched incorporating 10% translucent panels.

Key features include:

- 6.00m clear working height
- Level access loading doors
- Concrete floor slab
- LED warehouse lighting
- Two-storey office, amenity and welfare block
- Mezzanine area with goods lift and stair access
- Dedicated car park

### EPC Rating

To be reassessed upon completion of the works.

### Business Rates

To be reassessed upon completion of the works.

### Accommodation

The building comprises the following accommodation:

Accommodation	Sq.m.	Sq.ft.
Ground floor	1,921.51	20,683
First floor	890.29	9,583
<b>TOTAL</b>	<b>2,811.20</b>	<b>30,226</b>

The property has extensive parking, loading and circulation areas. The main site (delineated in red) extends to 1.01 hectares (2.49 acres).

There is potential to lease an additional car park/yard area to the north (delineated in blue) that totals 0.41 hectares (1 acre) by separate negotiation.

### Planning

The property has consent for retail use falling within Class E of the Town & Country Planning (Use Classes) Order 1987 (as amended 2020). The property is subject to certain planning restrictions and details available on application.

A planning application is being submitted for change of use to Class B8 (Warehouse).

### Terms

The premises are available To Let by way of a new FRI lease on terms to be agreed at a quoting rent of £150,000 per annum exclusive.

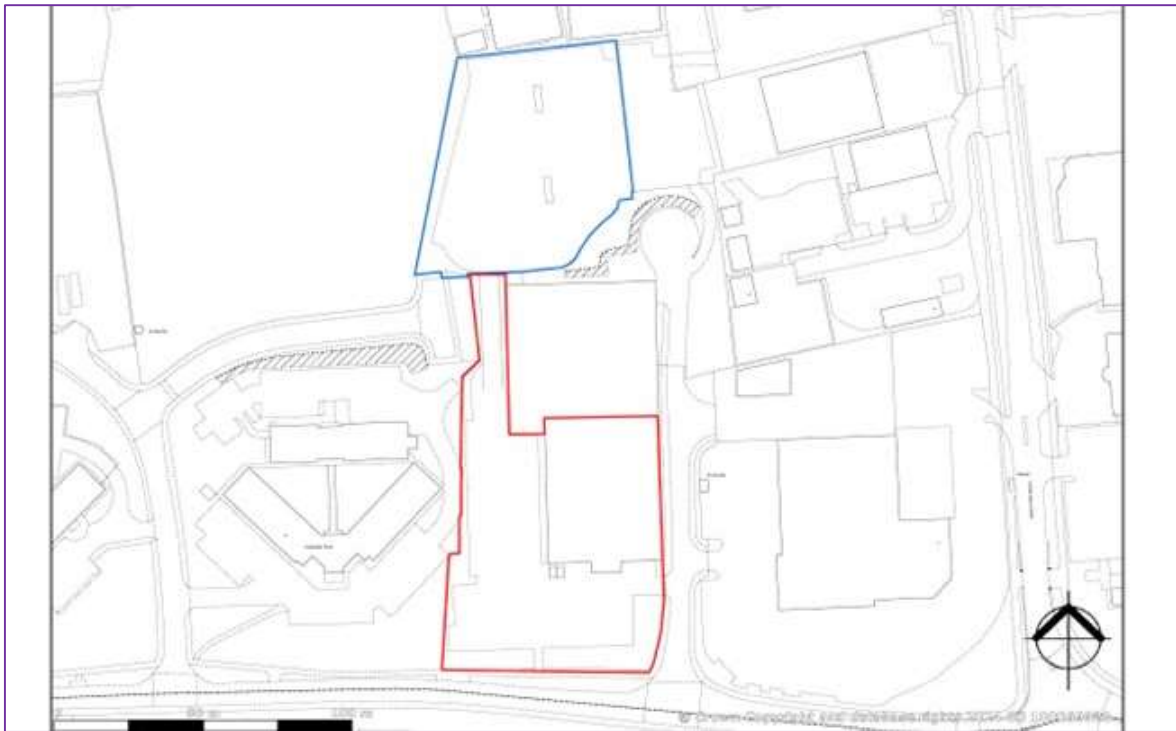
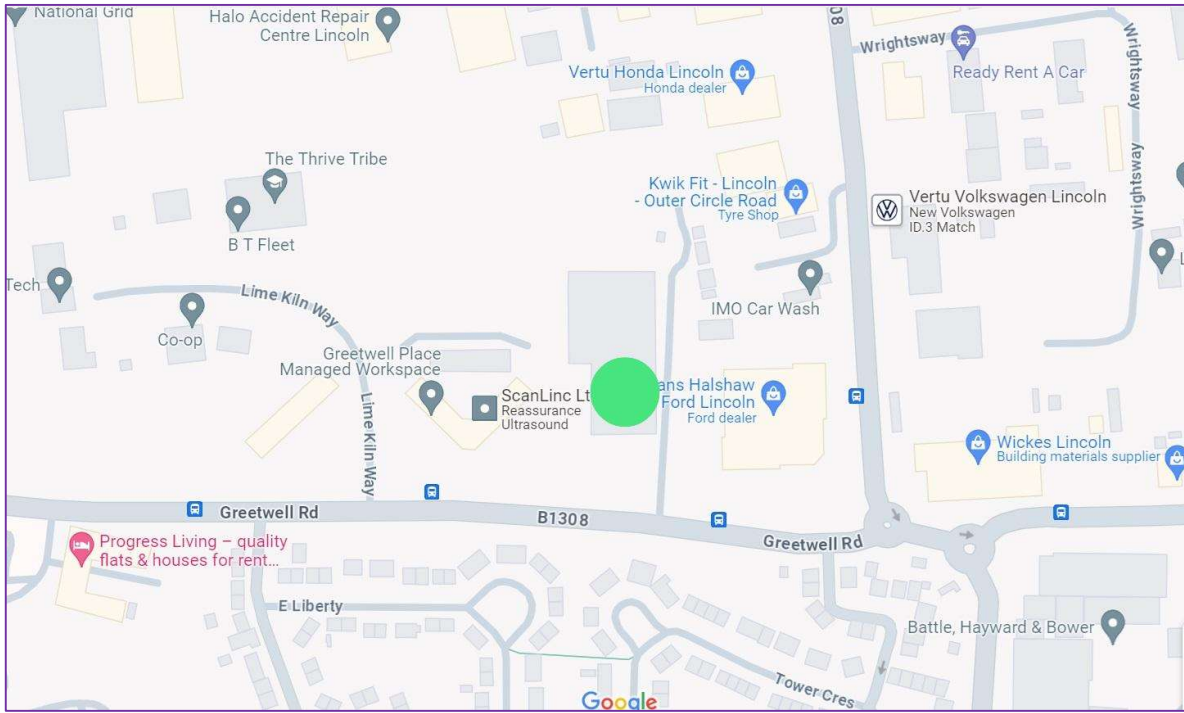
The additional 1 acre plot is available To Let by way of separate negotiations.

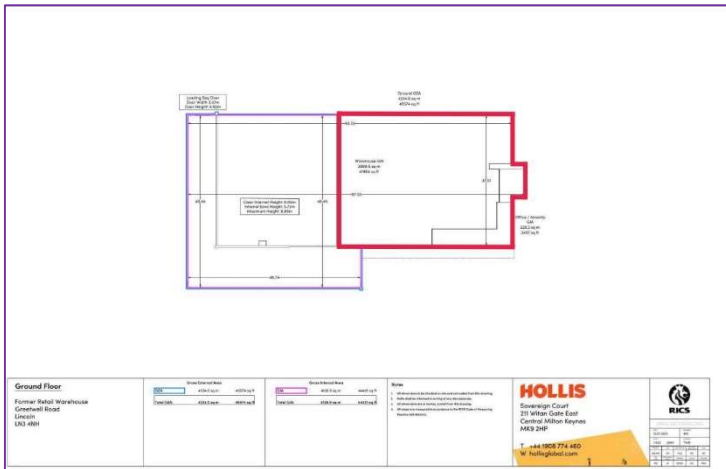
VAT is applicable at the prevailing rate.

### Anti-Money Laundering Compliance

Successful tenants will be required to provide the necessary identification documents to satisfy HMRC compliance.

# Unit A, Greetwell Road, Lincoln, LN3 4NH





**Further Information & Viewings**  
All enquiries through the joint agents

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