

INDUSTRIAL UNIT WITH SECURE YARD

TO LET



**4 George Street, Lincoln
LN5 8LG**

#1231910/20251

Eddisons

4 GEORGE STREET

LINCOLN, LN5 8LG



Agreement

To Let



Detail

Industrial Unit with Secure Yard



Rent

£27,500 pax



Size

496 sq m (5,339 sq ft)



Location

Lincoln, LN5 8LG



Property ID

#1231910/2025I

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)
Surveyor

jasper.nilsson@eddisons.com

07929 105395

01522 544515

Property

The property comprises a warehouse unit of steel portal frame construction, surmounted by metal sheet cladding beneath a asbestos clad roof.

Internally, there is a large open plan warehouse area with a minimum working height of 6.2 metres. The warehouse can be accessed via two 5.1 metre high roller shutter doors. The office accommodation is a good size and currently laid out to provide a boardroom and open plan offices.

The unit also benefits from having good staff facilities, which include a kitchenette and two WCs.

Externally, the site has secure perimeter fencing with a double door gate, which provides a yard area of around 0.18 acres.

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
Total GIA	496	5,339

Energy Performance Certificate

Rating: Being commissioned

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

The property has long been established as Class B8 (Storage and Distribution) premises of the Town and Country Planning (Use Classes) Order 1987 (as amended).

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

Rates

Charging Authority: City of Lincoln Council
Description: Warehouse and Premises
Rateable Value: £25,750

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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

£27,500 per annum exclusive

VAT

VAT may 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.

Anti-Money Laundering

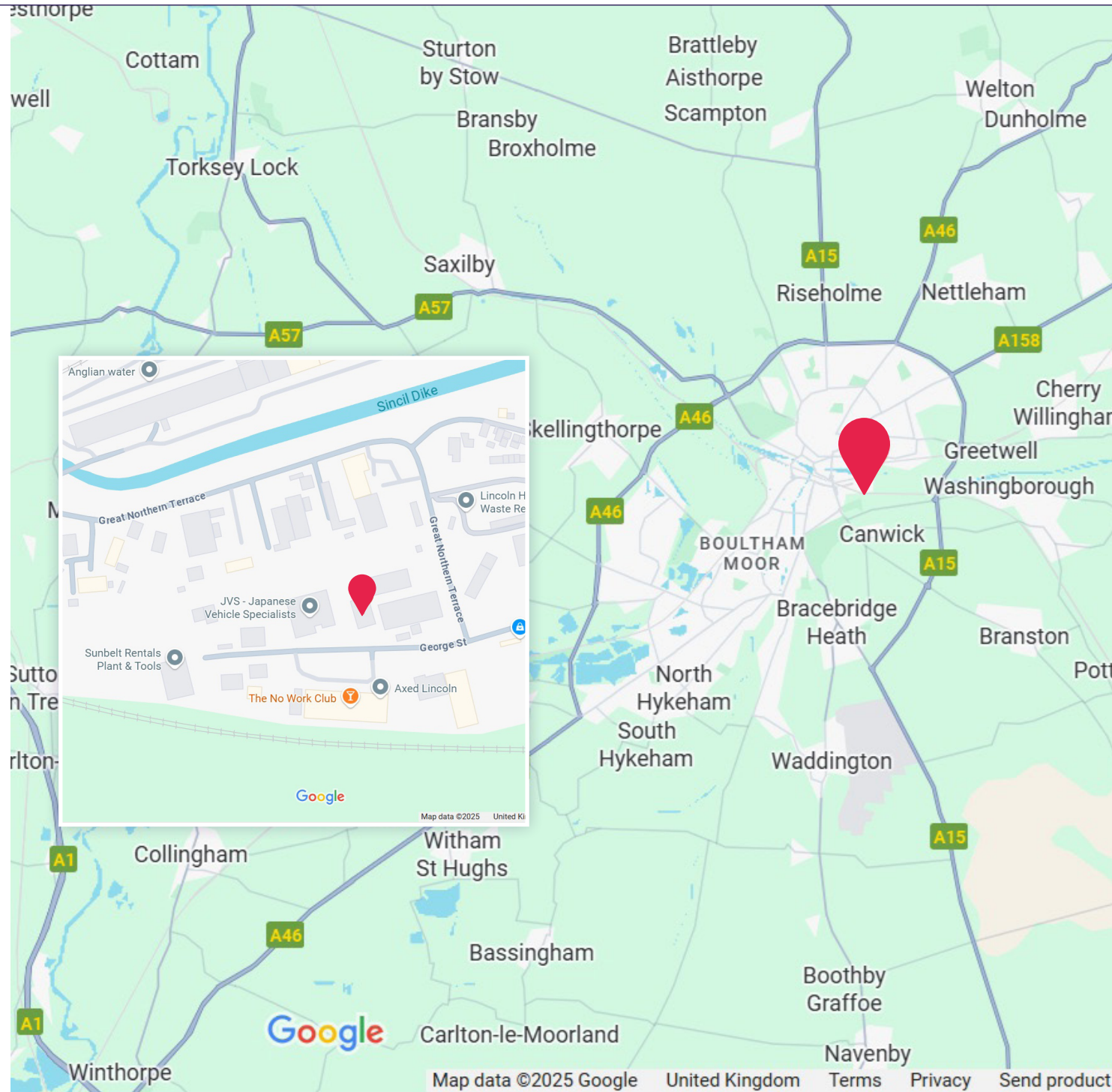
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

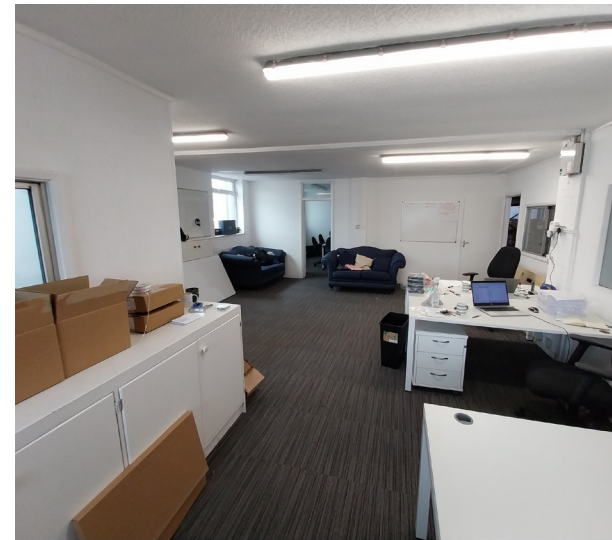
The unit is situated on George Street in an established industrial and commercial area to the east of Lincoln City Centre.

Surrounding occupiers include Dulux Decorator Centre, Johnstone's Decorating Centre, Huws Gray, Sunbelt Rentals and multiple industrial parks.

Lincoln 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 King's Cross.







4, George Street, Lincoln, LN5 8LG

