

# Workshop and Office

For Sale



Jarvis House, 157 Sadler Road, Lincoln  
LN6 3RS

#1237164/2026B



# Jarvis House

157 Sadler Road, Lincoln, LN6 3RS



## Agreement

For Sale



## Detail

Workshop and Office



## Price

OIEO £3,000,000



## Size

2,127.99 sq m  
(22,905 sq ft)  
3.75 acres



## Location

Lincoln, LN6 3RS



## Property ID

#1237164/2026B

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



## William Wall

BSc (Hons) MRICS

Director

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## Property

The property comprises a modern workshop/office building suitable for a range of potential uses, subject to the necessary Planning Consents. The workshop has several roller shutter doors, a concrete floor and 3 phase electricity. The two storey offices are finished with painted plastered walls, carpeted floors, air conditioning and inset LED lights.

Externally, the property benefits from extensive circulation, loading and parking on a 3.75 acre site.

## 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>
Offices	879.19	9,463
Workshop	1,248.80	13,442
<b>Total GIA</b>	<b>2,127.99</b>	<b>22,905</b>

## Energy Performance Certificate

Rating: C72

## 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

We await formal confirmation from the Local Planning Authority, but understand that the property has consent for B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

There is Planning Consent to extend the building and for the erection of 8 new industrial units in the yard area. Details available on request.

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

## Rates

**Charging Authority:** City of Lincoln Council  
**Description:** Workshop and Premises  
**Rateable value:** £90,000

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 **For Sale** Freehold.

## Price

**OIEO £3,000,000**

## VAT

VAT may be charged in addition to the price 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

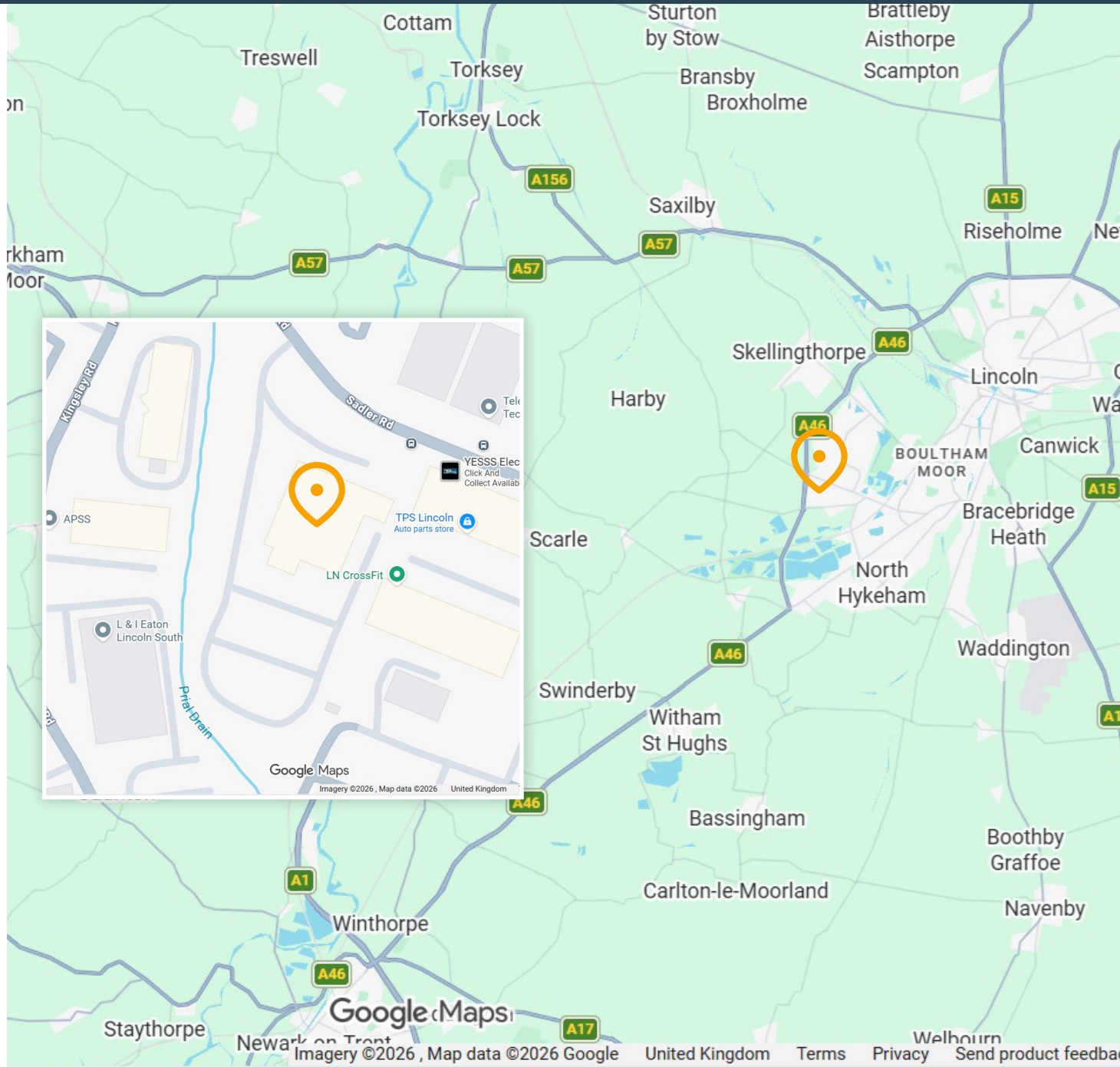
Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The property is located on Sadler Road at the centre of the South West Business Quarter of Lincoln, approximately 3 miles from Lincoln City Centre and 1 mile from the A46 Bypass.

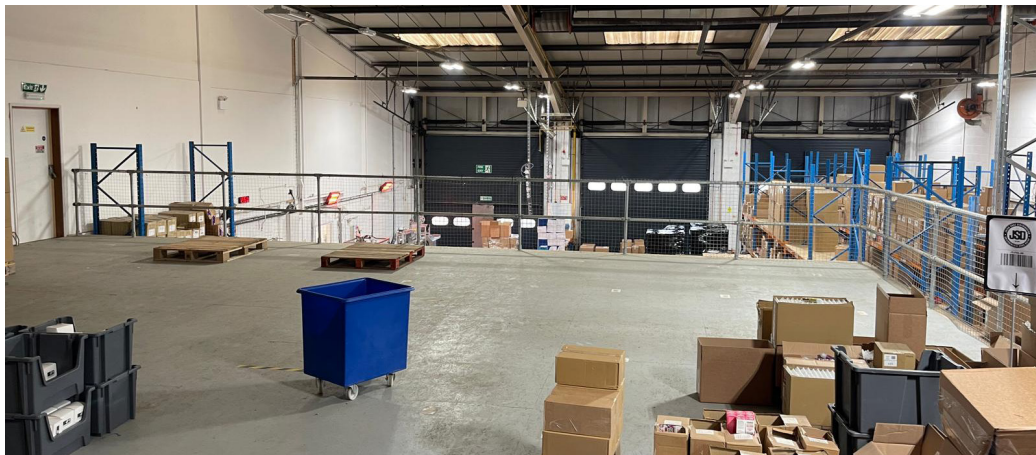
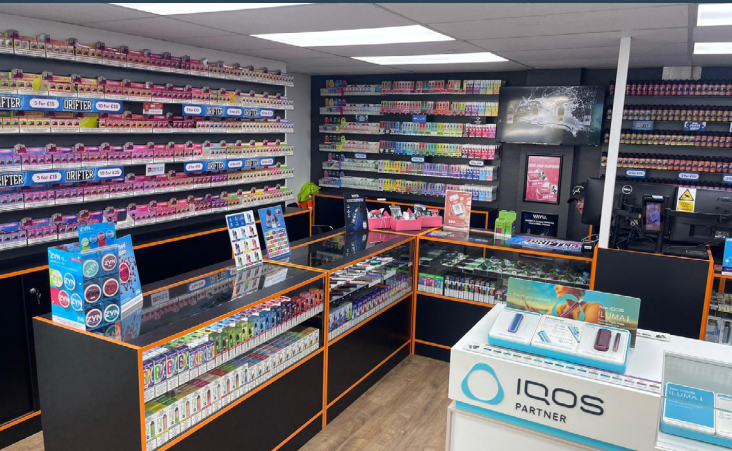
Surrounding occupiers include other large scale technology business employers such as Dynex and NMB Minebea plus distribution businesses such as Yodel and car dealerships such as Mercedes-Benz, Audi, Volvo, Nissan and Toyota.

The city enjoys convenient road links via the A46, leading to the A1 major arterial route and 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.

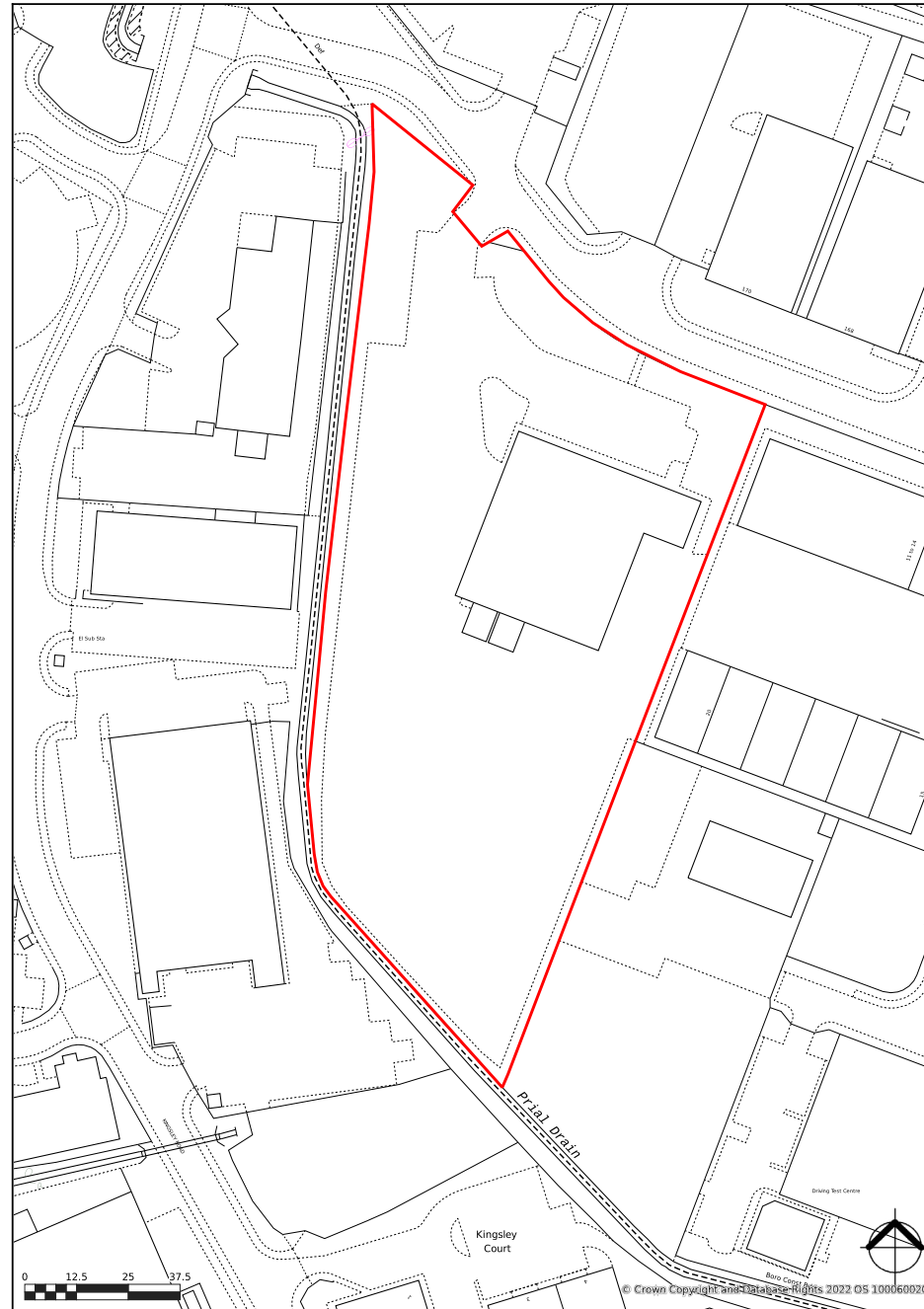








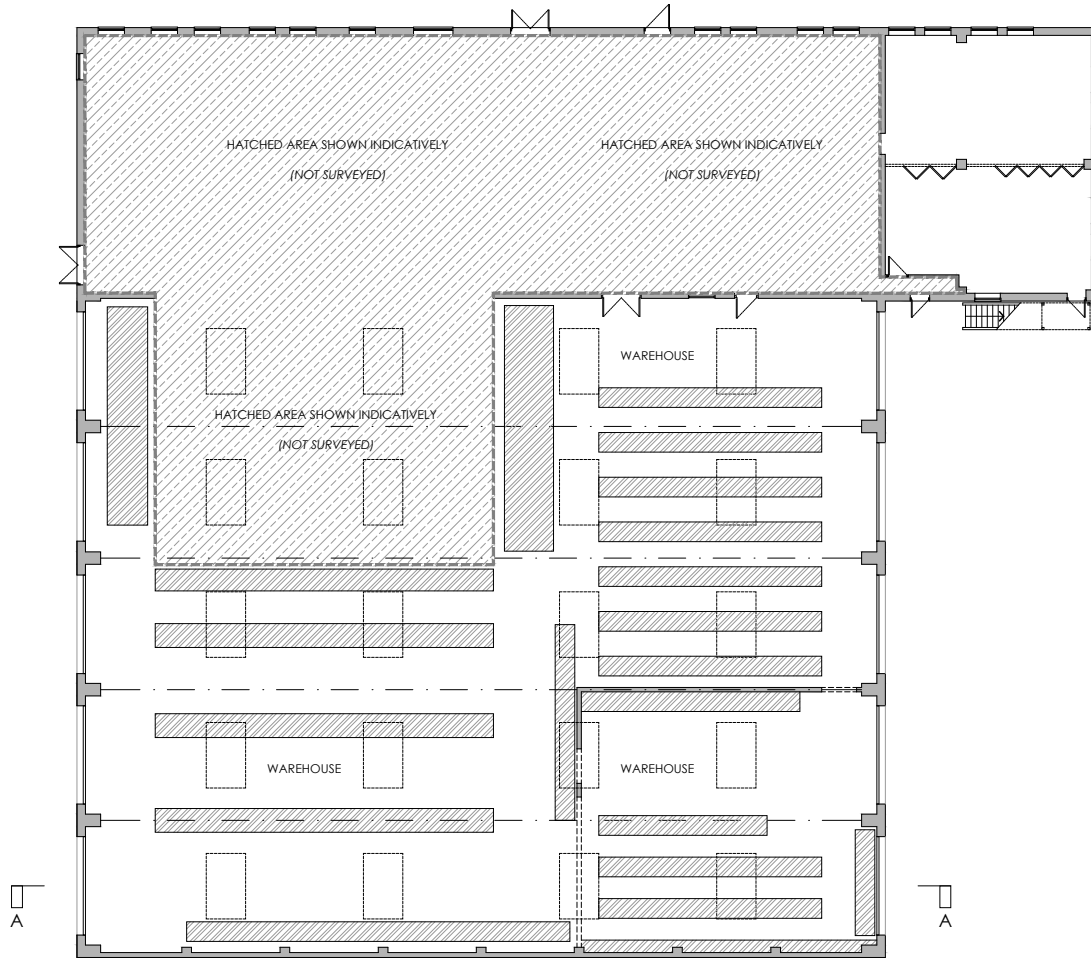
Sadler Road, Lincoln, LN6 3RS



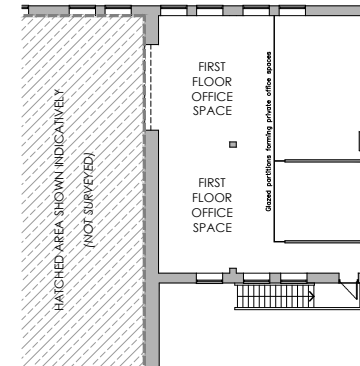
# Existing Floor Plan

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- Revisions
- Updated following additional survey information

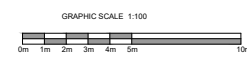
16-07-2024



**EXISTING**  
Ground Floor Plan  
1:100 @ A1

**EXISTING**  
First Floor Plan  
1:100 @ A1



Client  
**TCF Group**

Project  
Extension & alterations to existing premises,  
along with development of new industrial units

Address  
Jarvis House, 157 Sadler Road, Lincoln

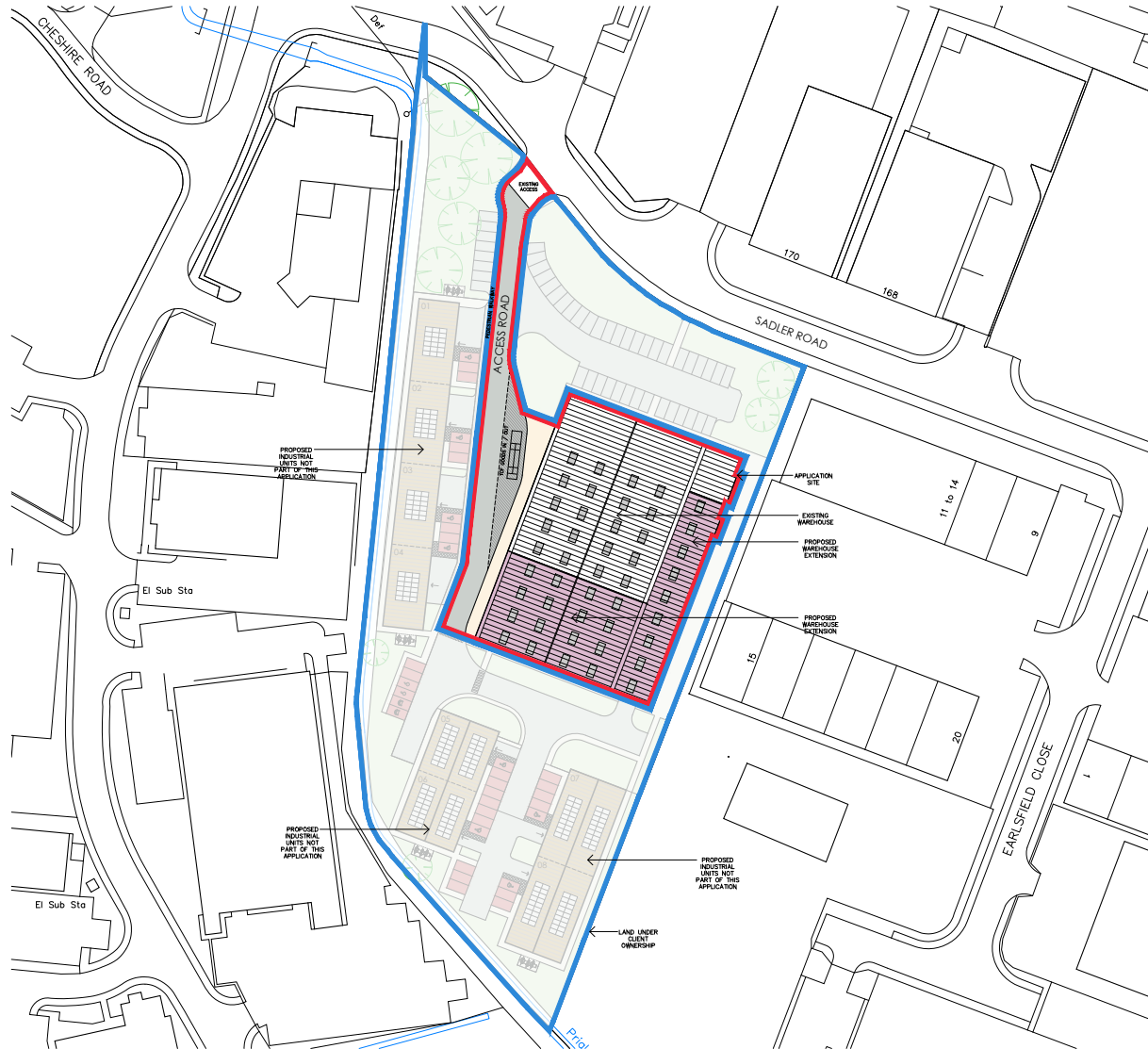
Drawing  
**Existing Floor Plans**

Scale/Document Size  
1:100 @ A1

Date  
April 2024

Drawing No.  
1921T - 24 - 012a

## Planning Consent for Building Extension Plan



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- Revisions
- |   |  |            |
|---|--|------------|
| a | General site updates                           | 24/05/2024 |
| b | Site updated in line with warehouse amendments | 07/05/2024 |
| c | General site updates                           | 14/05/2024 |
| d | General site updates                           | 14/05/2024 |

### PROPOSED Area Schedule

DESCRIPTION: GI AREAS  
 WAREHOUSE EXTENSION: 1,370 sqm or 14,746 sqft

NOTE: PROPOSALS SUBJECT TO CHANGE, PENDING INPUT FROM ECOLOGIST AND LANDSCAPE ARCHITECT, REGARDING BIO-DIVERSITY NET GAIN, SOLAR PANELS SHOWN INDICATIVELY, SUBJECT TO INPUT FROM ENERGY CONSULTANT

Client  
 TCF Group

Project  
 Extension & Alterations to existing TCF Warehouse

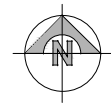
Address  
 Jarvis House, 157 Sadler Road, Lincoln

Drawing  
 Proposed Block Plan

Scale/Document Size  
 1:500 @ A1


Date  
 April 2024

Drawing No.  
 1921T - 24 - 014d



PROPOSED Site Layout Plan  
 1:500 @ A1

GRAPHIC SCALE 1:500  
 0m 5m 10m 15m 20m 30m 40m 50m



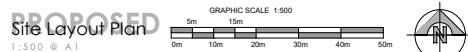
# Planning Consent for New Industrial Units Plan



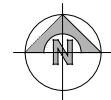
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- Revisions
- |   |   |            |
|---|---|------------|
| 0 | General update  | 08-11-2024 |
| 1 | General update to landscaping                                 | 04-12-2024 |
| 2 | Proposed trees added  | 11-12-2024 |
| 3 | Updated following feedback with Transport Planning Consultant | 04-05-2025 |
| 4 | Updated following feedback with Transport Planning Consultant | 24-05-2025 |

## PROPOSED Area Schedule

INDUSTRIAL UNITS:	
UNIT 1:	192 sqm or 2,063 sqft
UNIT 2:	193 sqm or 2,080 sqft
UNIT 3:	193 sqm or 2,080 sqft
UNIT 4:	192 sqm or 2,063 sqft
UNIT 5:	233 sqm or 2,512 sqft
UNIT 6:	233 sqm or 2,512 sqft
UNIT 7:	324 sqm or 3,484 sqft
UNIT 8:	324 sqm or 3,484 sqft
<b>TOTAL INDUSTRIAL:</b>	<b>1,864 sqm or 20,278 sqft</b>



Client  
TCF Group  
Project  
Proposed Industrial Units  
Address  
Jarvis House, 157 Sadler Road, Lincoln  
Drawing  
Proposed Block Plan - New Units  
Scale/Document Size  
1:500 @ A1  
Date  
September 2024  
Drawing No.  
1921T - 24 - 022e




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