



Unit 4, Blackwood Court, Whisby Way, Lincoln
LN6 3AE

#M9987/2026C

Unit 4, Blackwood Court

Whisby Way, Lincoln, LN6 3AE



Agreement

To Let



Detail

Industrial Unit



Rent

£11,430 pax



Size

142 sq m (1,528 sq ft)



Location

Lincoln, LN6 3AE



Property ID

#M9987/2026C

For Viewing & All Other Enquiries Please Contact:



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Property

The estate comprises terraced modern industrial units of steel portal frame construction with corrugated sheet clad elevations and similarly clad roofs.

The units have solid concrete floors, office/staff facilities and WCs installed.

Externally, there is allocated parking and communal circulation.

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	142	1,528

Energy Performance Certificate

Rating: TBC

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 understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

Charging Authority: North Kesteven District Council
Description: Workshop and Premises
Rateable value: £4,850

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**.

Rent

£11,430 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

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

Legal Costs

The tenant is responsible for £210 + VAT towards the 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 forms part of the wider Blackwood Court development of 19 industrial units, just off Whisby Road in the South West Business Quarter of Lincoln.

Blackwood Court has an excellent strategic position, providing quick access to the A46 dual carriageway, which in turn leads into Lincoln City Centre (4 miles), the A1 (11 miles) and all other major road links.

Nearby occupiers include Siemens PLC, Jaguar Land Rover motor dealership, KFC and Costa Coffee, providing occupiers with a range of amenities.







