



Unit 3, Sunningdale Trading Estate, Dixon Close, Lincoln  
LN6 7UD

#1239328/2026D

# Unit 3, Sunningdale Trading Estate

Dixon Close, Lincoln, LN6 7UD



## Agreement

To Let



## Detail

Industrial Unit



## Rent

£40,000 pax



## Size

551.8 sq m (5,939 sq ft)



## Location

Lincoln, LN6 7UD



## Property ID

#1239328/2026D

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



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## Will Nuttall

MSc

Surveyor

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## Property

The property comprises a detached industrial unit of steel portal frame construction with brick/block walls surmounted by corrugated sheet cladding and a similarly clad roof.

Internally, the unit benefits from several offices and a reception area. There are also separate WC and shower facilities.

Externally, the property has 10 parking spaces and space for loading and circulation. The warehouse benefits from separate pedestrian and three vehicle access doors.

## 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>
Total GIA	551.8	5,939

## Energy Performance Certificate

Rating: D91

## 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 (Car Repairs) 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:** City of Lincoln Council  
**Description:** Gymnasium and Premises  
**Rateable value:** £32,500

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 effective Full Repairing and Insuring lease, for a term to be agreed.

## Rent

**£40,000 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 will 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.

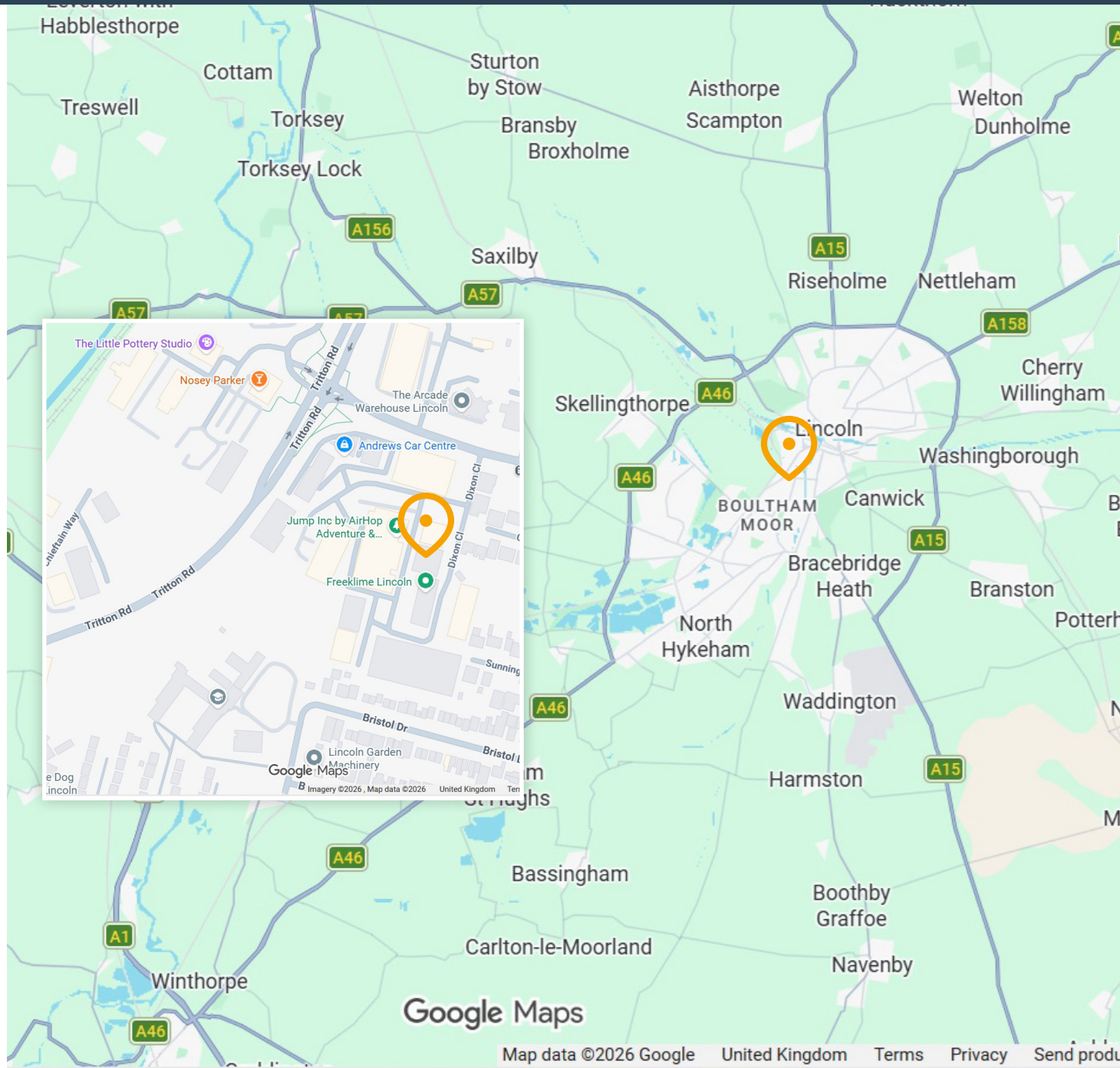
## Location

Lincoln is an expanding Cathedral City with a Greater Lincoln catchment population of 250,000.

The property is located close to the thriving University of Lincoln academic and student housing campus with the student population currently reported as in excess of 14,000.

The property occupies a prominent location within Sunningdale Trading Estate, surrounded by a variety of trade and business occupiers, including Euro Car Parts Lincoln, Toolstation, Tile Giant, Jump Inc Lincoln, Edmundson Electrical, 7 Core Electrical Wholesale Ltd, HSS Hire and Andrews Car Sales.

Sunningdale Trading Estate provides one of the prime trade locations to the south west of Lincoln City Centre immediately adjacent to Tritton Road. Tritton Road is the main arterial road linking the substantial population to the south west of Lincoln and North Hykeham to the City Centre.





TOOLSTATION

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BUILDING FOR FUN

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euro  
CAR PARTS

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EDMUNDSON  
ELECTRICAL

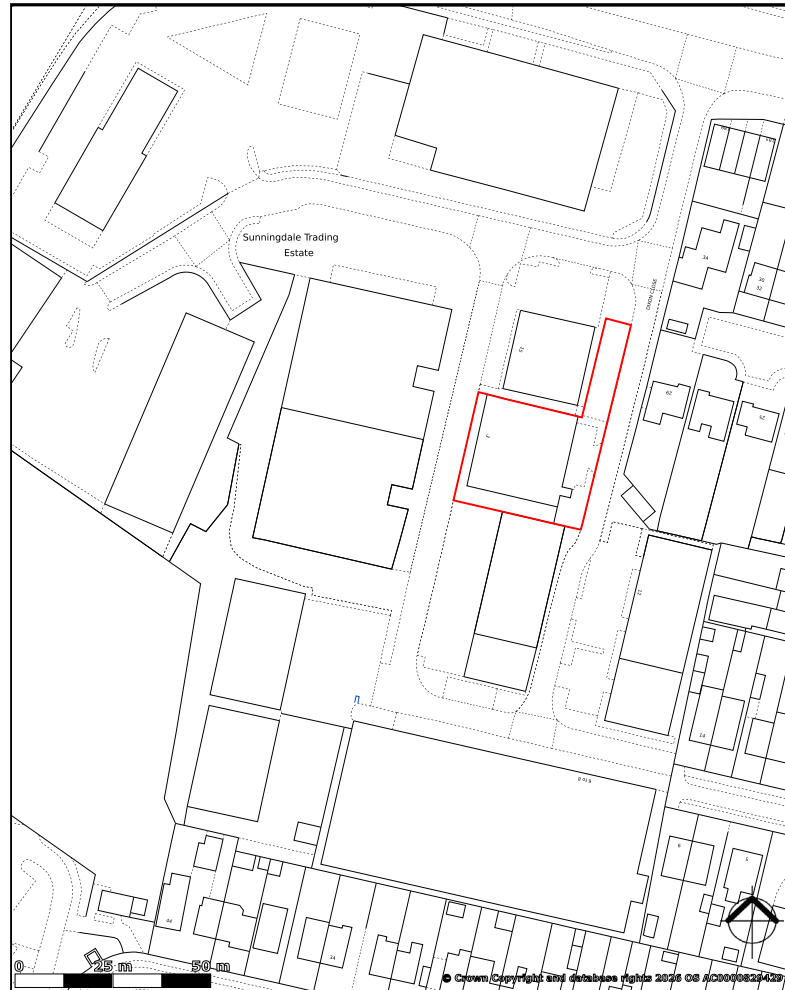
7c@re

ready  
steady  
store

Google Maps



Unit 3, Sunningdale Trading Estate, Dixon Close, Lincoln, LN6 7UB



created on **edozo**

Plotted Scale - 1:1,250