

INDUSTRIAL UNIT

TO LET



**Unit 4C, Chestnut Close, Bassingham, Lincoln
LN5 9LL**

#1226245/2025D

Eddisons

UNIT 4C, CHESTNUT CLOSE

BASSINGHAM, LINCOLN, LN5 9LL



Agreement

To Let



Detail

Industrial Unit



Rent

£10,000 pax



Size

116.31 sq m (1,252 sq ft)



Location

Lincoln, LN5 9LL



Property ID

#1226245/2025D

For Viewing & All Other Enquiries Please Contact:



WILL NUTTALL

MSc
Surveyor

will.nuttall@eddisons.com

07842 218527

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Property

The property comprises a single storey, steel framed and brick clad industrial unit.

The unit benefits from a sectional roller shutter access door, integral kitchenette and WC facilities.

The communal service yard provides on site parking and circulation area. A dedicated parking and loading area is provided.

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	116.31	1,252

Energy Performance Certificate

Rating: E112

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: £5,500

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 unit is available **To Let** by way of a new Full Repairing and Insuring lease, for a period to be agreed.

Rent

£10,000 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

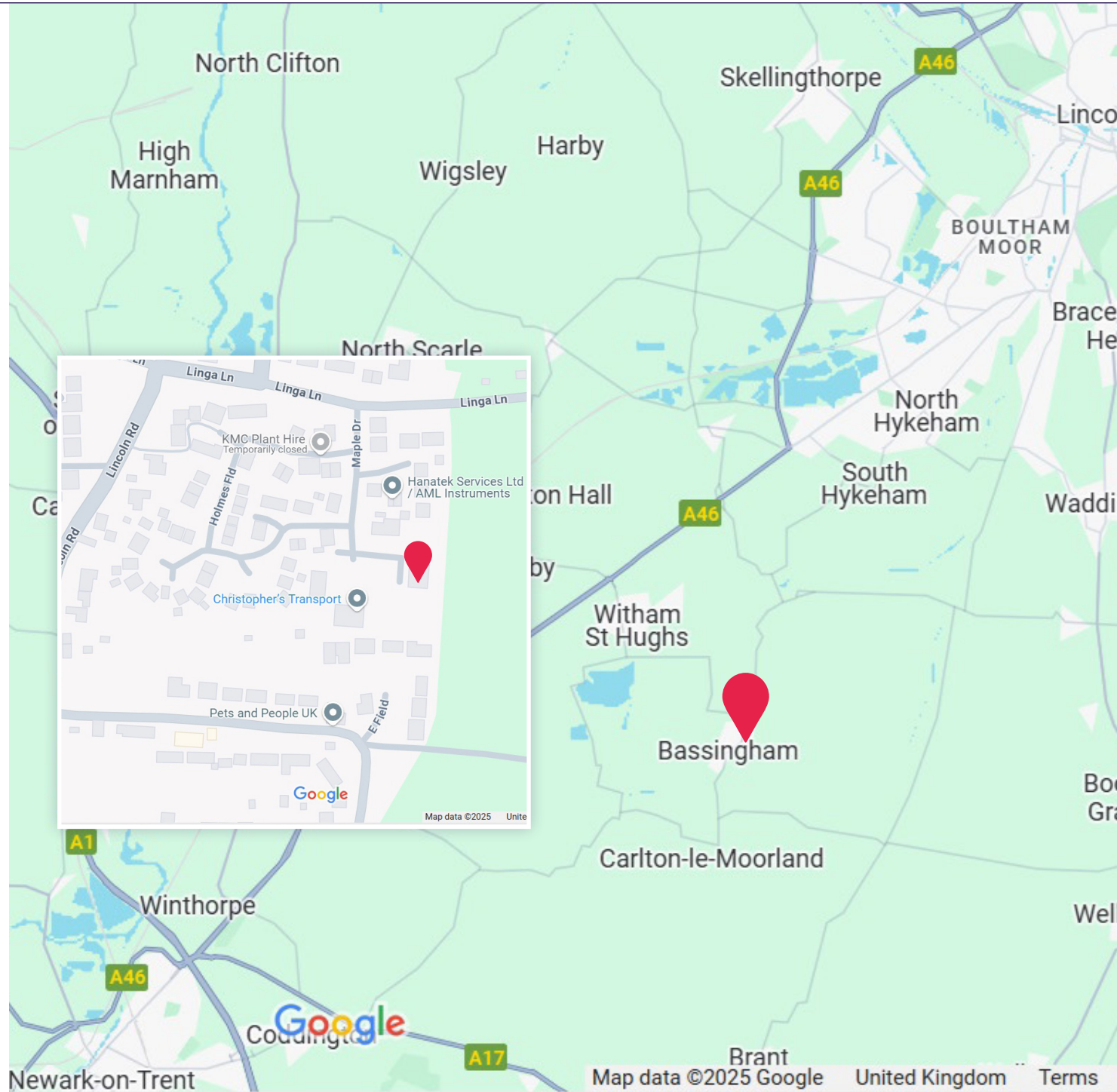
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

Bassingham is situated midway between Lincoln and Newark, being approximately 8 miles from each.

The A46 is within 3 miles, providing access to the A1(M).

Chestnut Close is situated on the north eastern edge of Bassingham and comprises an estate of 5 units.





Google



Unit 4c, Chestnut Industrial Estate, Chestnut Crescent, Bassingham, Lincoln, LN5 9LL

