



Unit 10, Discovery Court, Whisby Way, Lincoln
LN6 3AJ

#M10131/2026B

Unit 10, Discovery Court

Whisby Way, Lincoln, LN6 3AJ



Agreement

To Let



Detail

Industrial Unit



Rent

£17,000 pax



Size

208.10 sq m (2,240 sq ft)



Location

Lincoln, LN6 3AJ



Property ID

#M10131/2026B

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises an industrial unit constructed in 2021 of steel portal frame with corrugated sheet clad elevations and similarly clad roof.

The unit has a concrete floor, up and over roller shutter door, overhead lighting, office/staff facilities and WC 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	208.10	2,240

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: £11,500

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 Full Repairing and Insuring lease, for a term of 3 years.

Rent

£17,000 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. Buildings insurance will be charged in addition.

VAT

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

Legal Costs

The tenant is to pay £250 plus VAT towards the cost of drafting and documenting the tenancy agreement.

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 development is situated fronting Whisby Road, within the South West Business Quarter of Lincoln.

It has an excellent strategic position, providing quick access to the A46 dual carriageway which, in turn, leads to 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 and Lincat.





