

**INDUSTRIAL UNITS**

**TO LET**



**Prial Parc, Lincoln  
LN6 3AR**

#10794/2024F

**Eddisons**

# PRIAL PARC

LINCOLN, LN6 3AR



Agreement

To Let



Detail

Industrial Units



Rent

£16,040 - £32,080 p.a.x



Size

120.77 - 241.54 sq m  
(1,300 - 2,600 sq ft)



Location

Lincoln, LN6 3AR



Property ID

#10794/2024F

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



**JASPER NILSSON**

**BA (Hons)  
Surveyor**

[jasper.nilsson@eddisons.com](mailto:jasper.nilsson@eddisons.com)

07929 105395

01522 544515

## Property

---

The property comprises two brand new high quality industrial units complete with fully insulated walls and roof, 3 phase electricity, LED lighting, individual cell phone connected intercom system, insulated roller doors and WCs.

Externally, the site is located in a secure gated area with ample parking including electric charging points and monitored AI CCTV.

## Accommodation

---

Having measured the units in accordance with the prevailing RICS Code of Measuring Practice, we calculate that they provide the following floor areas.

Area	m <sup>2</sup>	ft <sup>2</sup>
Unit 1	120.77	1,300
Unit 2	120.77	1,300
Total GIA	241.54	2,600

**Units can be combined.**

## Energy Performance Certificate

---

Available upon request.

## 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 uses falling within Class E(g), B2 & B8 (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

## Rates

---

**Charging Authority:** North Kesteven District Council  
**Description:** Warehouse and Premises  
**Rateable Value:** To be assessed

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 units are available **To Let** by way of new Full Repairing and Insuring leases, for a period to be agreed.

## Rent

---

**Unit 1 - £16,040 pax**

**Unit 2 - £16,040 pax**

## Maintenance Rent

---

A maintenance rent will be levied to cover the upkeep, maintenance and repair of all common parts of the development including:

- Monitored Security
- External Lighting
- Gardening
- Office Waste
- General External Maintenance

## VAT

---

VAT may 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

Prial Parc is prominently located on Weaver Road, part of the South West Business Quarter of Lincoln, 6 miles south west of the City Centre. The industrial estate is located within ½ mile of the A46, an arterial route into Lincoln. The A46 provides a convenient transport link to the A1 and thereafter.

Amenities nearby include Ibis Lincoln, Costa Coffee, KFC as well as numerous regional covenants including Cool Milk, Nicholsons Chartered Accountants, Almond Financial and QS Recruitment Ltd.









