



Unit 15, Crofton Close Industrial Estate, Lincoln
LN3 4NT

#1244022/2026I

Unit 15, Crofton Close Industrial Estate

Lincoln, LN3 4NT



Agreement

To Let



Detail

Industrial Unit



Rent

£16,000 pax



Size

160.54 sq m (1,728 sq ft)



Location

Lincoln, LN3 4NT



Property ID

#1244022/20261

For Viewing & All Other Enquiries Please Contact:



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MSc

Surveyor

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Property

The development comprises a range of terraced light industrial units of steel portal frame construction with brick/block walls surmounted by corrugated sheet cladding and a similarly clad roof.

Internally, Unit 15 provides a clear workspace with allocated office/staff/WC facilities and a minimum working height of 4.8 metres.

Vehicular access is by way of manually operated roller shutter doors.

Externally, the unit benefits from allocated parking and circulation/loading facilities.

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	160.54	1,728

Energy Performance Certificate

Rating: C67

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 (General Industrial) 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: Workshop and Premises
Rateable value: £11,750

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 to be agreed.

Rent

£16,000 per annum exclusive

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.

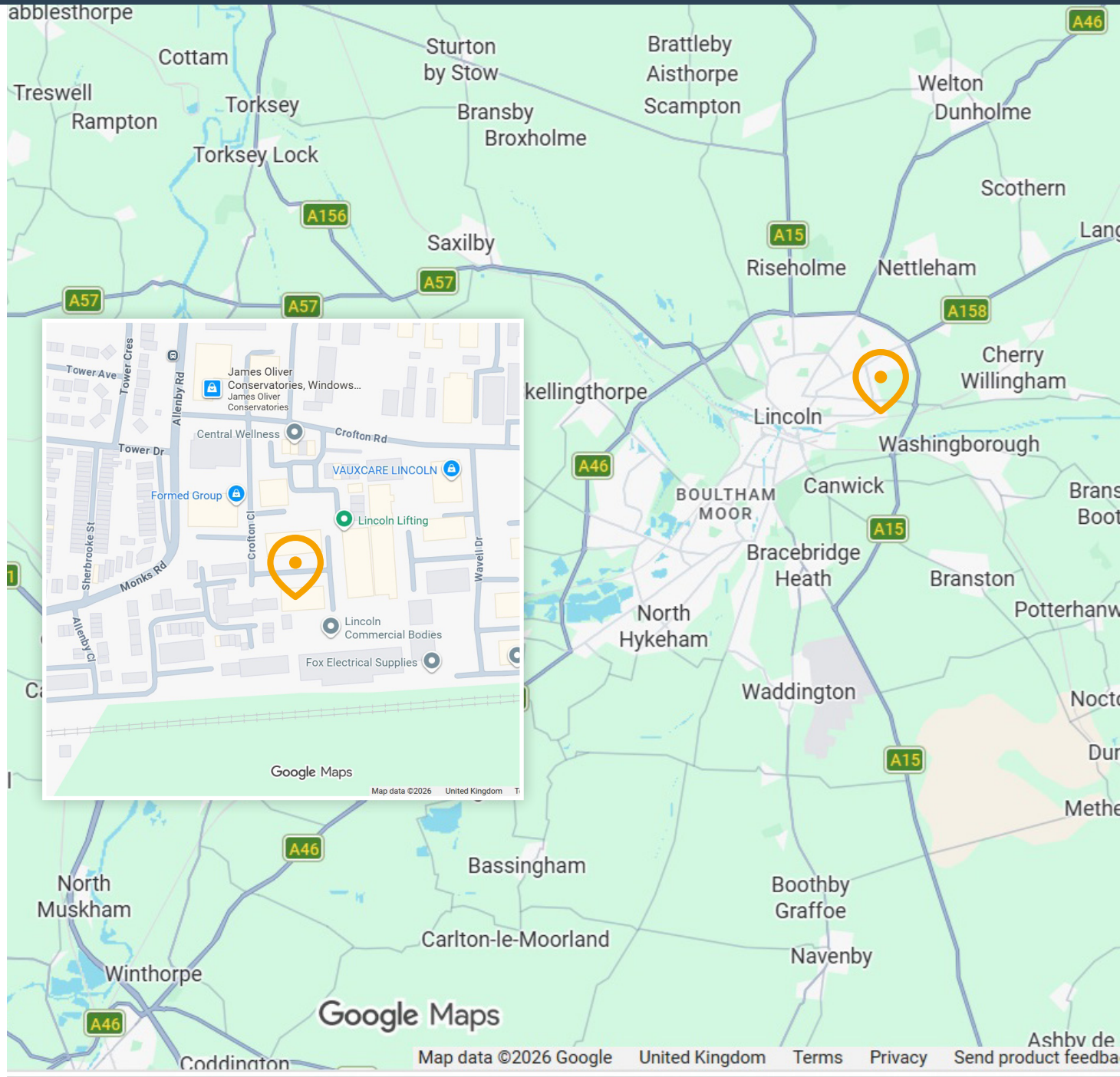
Anti-Money Laundering

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

The premises are located on the established Crofton Close Industrial Estate, which itself forms part of the wider Allenby Trading Estate. This is located to the east of Lincoln City Centre and provides quick access to the A46 bypass.

The A46 provides links to major routes in and out of Lincoln including Newark/A1 (18 miles south west) and Scunthorpe/M180 (27 miles north).





Google Maps

