

**OFFICE/LABORATORY BUILDINGS**

**TO LET/MAY SELL**



**Phase 2, Lincoln Science & Innovation Park,  
Bevor Street, Lincoln, LN6 7DJ**

#308-A-2/2024A



**BTG  
Eddisons**

# Phase 2, Lincoln Science & Innovation Park

Beevor Street, Lincoln LN6 7DJ



Agreement

To Let (May Sell)



Detail

New Office/Laboratory  
Buildings



Rent/Price

On Application



Size

576 sq m (6,200 sq ft) to  
3,208 sq m (34,530 sq ft)



Location

Lincoln, LN6 7DJ



Property ID

#308-A-2/2024A

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



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## Property

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Phase 2 comprises the next stage of growth for the Lincoln Science & Innovation Park building upon the success of Joseph Banks Laboratories and Boole Technology Centre.

This phase is expected to have a value in the order of £20m creating around 800 new jobs. It is intended to provide much needed building stock focused on the thriving local technology sector and offering synergy with the adjacent University of Lincoln campus.

Buildings will be constructed to a high specification to suit occupier's needs with extensive landscaping and ample car parking.

## Accommodation

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Architects drawings suggest that buildings could be made available with the following Gross External Areas:

**576 sq m (6,200 sq ft)**

**to 3,208 sq m (34,530 sq ft)**

## Services

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We understand that all main services are capable of being connected to the site. Interested parties are advised to make their own investigations to the service providers.

## Town & Country Planning

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Outline Planning Consent was granted in 2017 for the erection of two and three storey buildings to accommodate a mix of office, laboratory and higher end workshops. Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

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**Charging Authority:** City of Lincoln Council

**Description:** TBC

**Rateable Value:** TBC

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

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The buildings are available **To Let** by way of new Full Repairing and Insuring leases for periods to be agreed.

Alternatively, our clients may consider offering Long Leasehold interests **For Sale** on terms to be agreed.

## Price/Rent

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**Terms on application**

## Service Charge

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A service charge may be levied to cover any common part expenditure.

## VAT

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

## Legal Costs

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









