

INDUSTRIAL UNIT

TO LET



**Unit C2, Tritton Trading Estate, Chieftain Way, Lincoln
LN6 7RY**

#1224593/2025E

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UNIT C2, TRITTON TRADING ESTATE

CHIEFTAIN WAY, LINCOLN, LN6 7RY



Agreement

To Let



Detail

Industrial Unit



Rent

£12,750 pax



Size

215.62 sq m (2,321 sq ft)



Location

Lincoln, LN6 7RY



Property ID

#1224593/2025E

For Viewing & All Other Enquiries Please Contact:



WILLIAM NUTTALL

MSc
Surveyor

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Property

The property comprises a mid-terraced industrial unit of steel portal frame construction and brick/blockwork walls surmounted by steel cladding and a similarly clad roof.

Internally, it provides open plan workspace with a minimum working height of 4.57 metres.

There is LED spotlighting and external CCTV.

Externally, there is an allocated yard suitable for parking, loading and circulation. The unit benefits from separate pedestrian and vehicular access by way of an electric roller shutter door with a width of 3.01 metres and a height of 3.80 metres.

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	215.62	2,321

Energy Performance Certificate

To be reassessed.

Services

We understand that electricity 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 an MOT Testing Centre, garage and workshop falling within Sui Generis of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). Other uses may be suitable subject to planning.

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

Rates

Charging Authority: City of Lincoln Council
Description: Warehouse and Premises
Rateable Value: £11,000

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

£12,750 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.

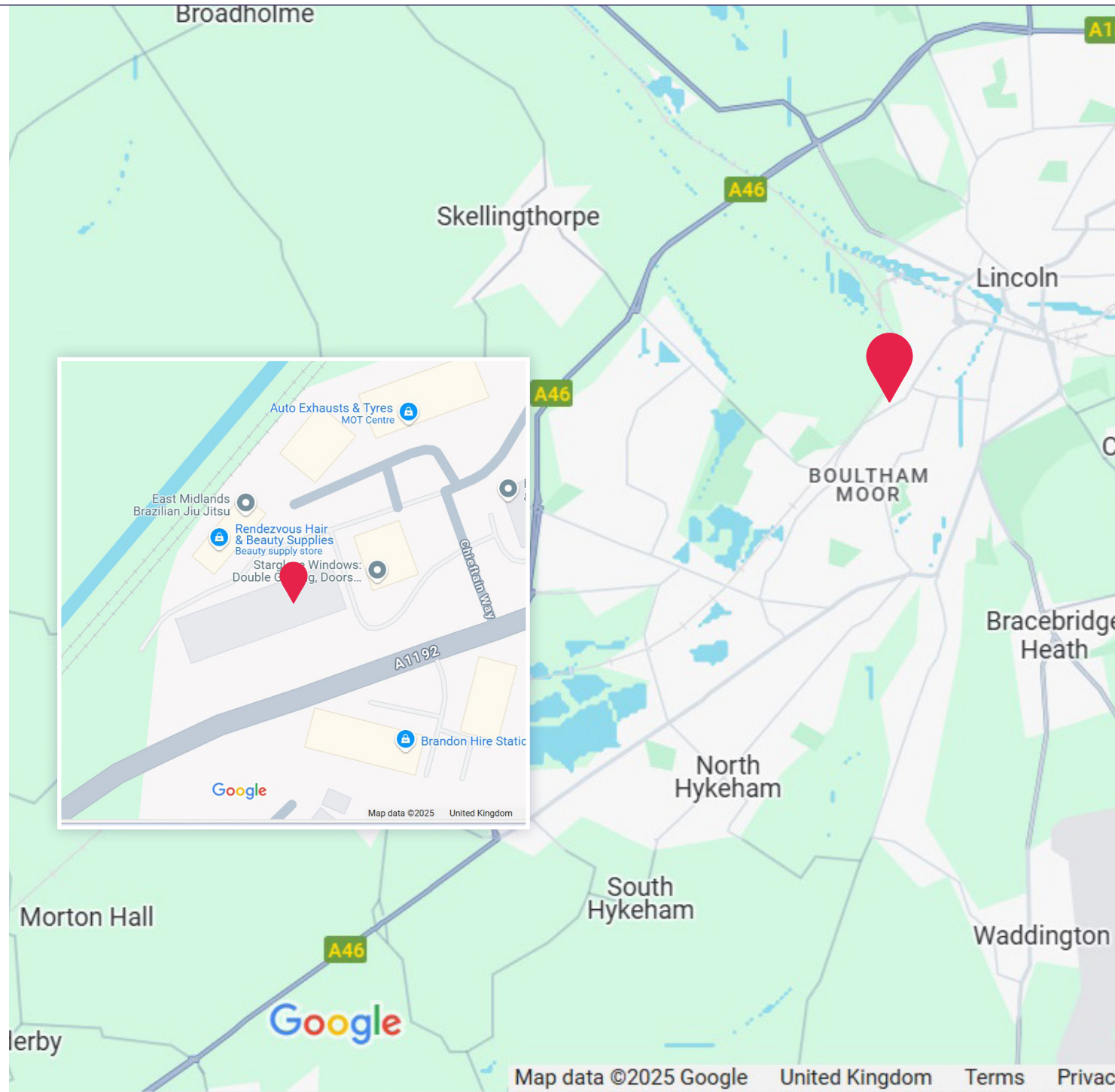
Anti-Money Laundering

Prospective purchasers 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

Chieftain Park forms part of an established industrial estate accessed off Tritton Road. Tritton Road is a busy arterial route linking Lincoln City Centre to the south west and A46 bypass.

The property occupies a prominent position fronting the busy Tritton Road on Chieftain Way Industrial Estate. There are a number of national trade operators located within close proximity to the site including Speedy Hire, Thrifty Car & Van Rental and City Plumbing Supplies.







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