

INDUSTRIAL/OFFICE BUILDING

FOR SALE/TO LET



**Unit 3, Sadler Court, Sadler Road, Lincoln
LN6 3RG**

#12332358/2025J

Eddisons

UNIT 3, SADLER COURT

SADLER ROAD, LINCOLN, LN6 3RG



Agreement

For Sale/To Let



Detail

Industrial/Office Building



Price/Rent

Price - £775,000
Rent - £45,000 pax



Size

641 sq m (6,899 sq ft)



Location

Lincoln, LN6 3RG



Property ID

#12332358/2025J

For Viewing & All Other Enquiries Please Contact:



WILLIAM WALL
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Director

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Property

The property comprises a modern hybrid industrial/office building of steel portal frame construction with lined sheet clad elevations and a similarly clad pitched roof.

The unit provides an open plan warehouse area with solid concrete floor and modern office accommodation over ground and first floors, finished with suspended ceilings, carpeted floors, air conditioning and perimeter trunking.

The property has loading, circulation and parking.

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
Warehouse	335	3,611
Offices	223	2,398
Total GIA	558	6,009
Mezzanine	83	890

Energy Performance Certificate

An EPC has been commissioned.

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 B8 (Storage & Distribution with ancillary offices) 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:	Warehouse and Premises Office and Premises
Rateable Value:	£26,500 £23,000

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

Tenure

The property is available **For Sale** Freehold, subject to vacant possession on completion.

Alternatively, the property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Price/Rent

Price - £775,000

Rent - £45,000 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

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

Legal Costs

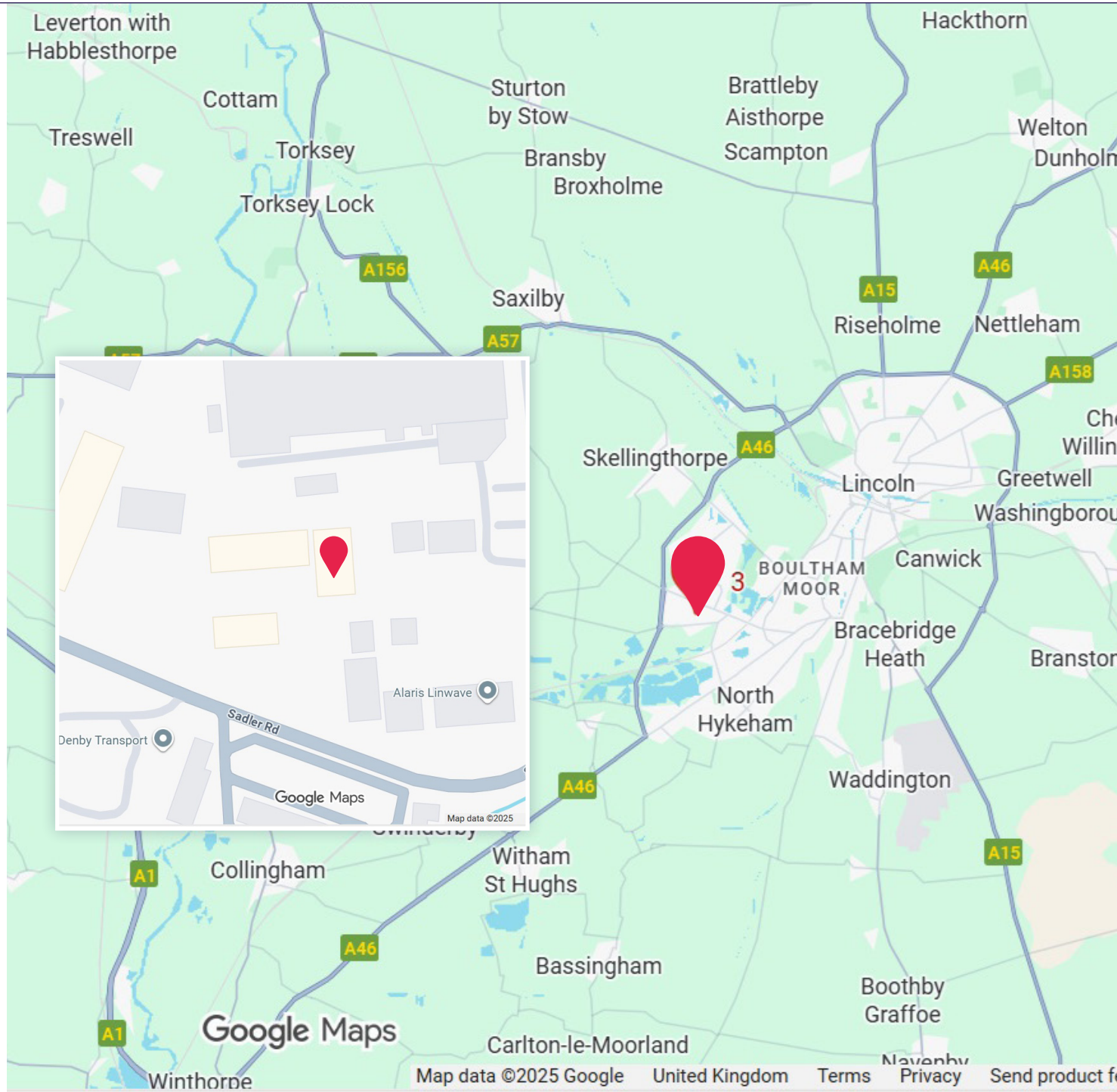
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers/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 Sadler Court accessed off Sadler Road a short distance from its junction with Doddington Road. The estate provides quick access to the A46 Lincoln Bypass and a range of surrounding amenities

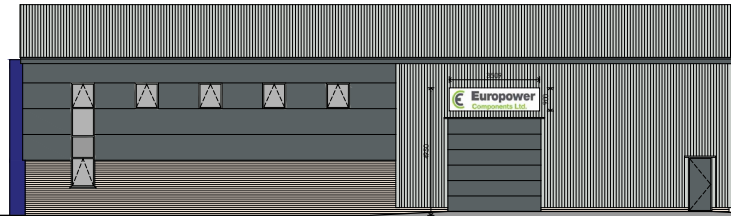




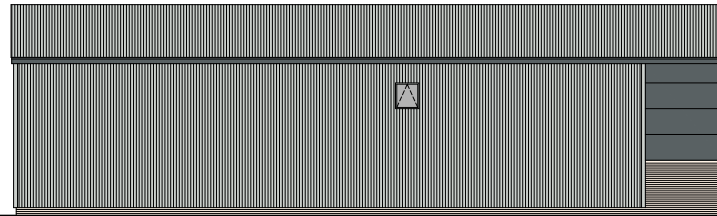


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Revisions
 a cladding to west elevation amended 15/05/2014
 b plans updated following client consultation 13/06/2014
 c plans updated following developer consultation 19/06/2014
 d updated for planning application 30/07/2014



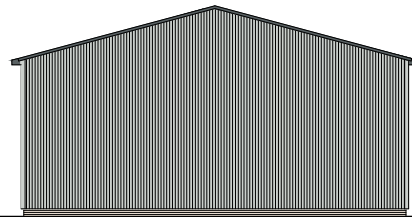
East Elevation



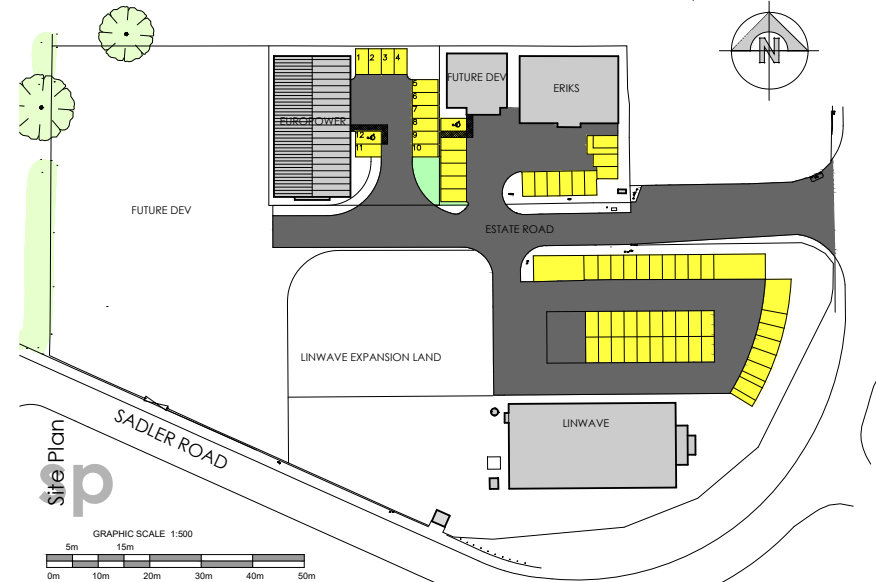
West Elevation



South Elevation



North Elevation



Client
Stirlin Developments
 Project

Proposed Industrial Unit for Europower Components

Address
Stirlin point

Drawing
Plans / Elevations

Scale & Original Drawing Size
1:100 & 1:500 @ A1

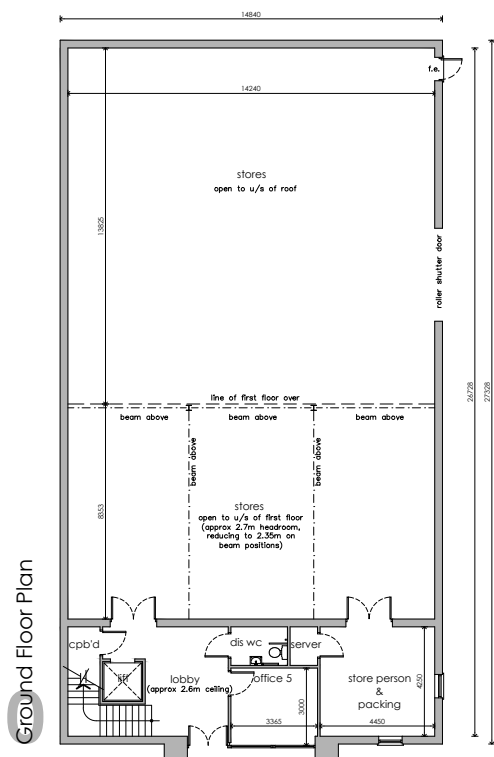
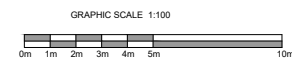
Date
May 2014

Drawing No.
1353S/13/24d

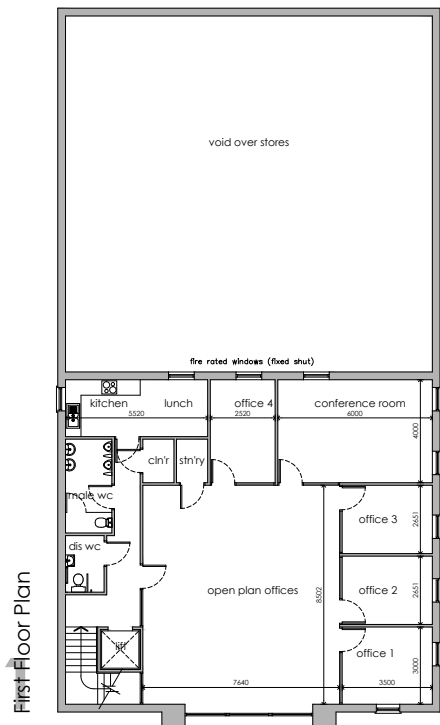


MATERIAL SCHEDULE

Brickwork	Buff to match adjacent
Windows	RAL 7012
Side Cladding	Horizontal Micro Rib-Basalt (RAL 7012)
Side Cladding	Vertical standard cladding - Moonstone (RAL 7035)
Roller Shutters	RAL 7012
Roof Cladding	Goosewing Grey
Flashings	RAL 7012
Gutters Down Pipes	RAL 7012
Window Surround	RAL 5002



Ground Floor Plan



First Floor Plan