

WOOD MOORE



Unit 15 Stirlin Business Park, Sadler Road, Lincoln, LN6 3AF

To Let | 2,142 sq ft

Modern Hybrid Business Premises TO LET

woodmoore.co.uk

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Summary

- Rent: £22,500 per annum
- Business rates: £4.54 per sq ft
- Service charge: £1.36 per sq ft // A full budget can be provided to any interested party.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (73)
- Lease: New Lease

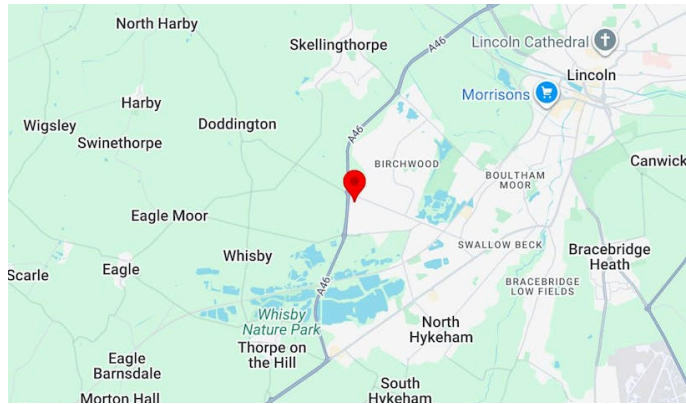
Further information

- [View details on our website](#)

Contact & Viewings



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Description

Modern, high-quality purpose-built mid-terrace office and workshop premises set within a row of four similarly built units on a popular business park (100% occupied) in the heart of the primary business district of Lincoln.

The property benefits from a secure pedestrian door leading into a reception with a door leading into the warehouse and stairs off to the first-floor offices and kitchen. The offices are fitted out to a high-grade specification with glass partitions creating one open plan space with two smaller offices/meeting rooms. The offices are air-conditioned with trunking. The warehouse benefits from an electric roller shutter from the shared parking area.

Viewing is recommended to appreciate.

Location

Stirlin Business Park is situated off Sadler Road, in the heart of Lincoln's primary business district to the south west of Lincoln City Centre.

The Property is situated with easy access to key transport links with the junction that connects the A46 Lincoln Bypass with Doddington Road only 0.5 km's away.

Accommodation

The accommodation comprises the following areas:

Building Type	Size	Availability
Industrial / Warehouse	1,071 sq ft	Available
Office	1,071 sq ft	Available

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be placed. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.



Terms

The property is available to let on a new effective Full Repairing and Insuring lease at an asking rent of £22,500 PAX with all other terms remaining negotiable.

A deposit to the equivalent of 3 months rent will be required.

Services

Electric, water and drainage are connected to the premises. Prospective occupiers are advised to make their own enquiries to the relevant utility companies as to the suitability or capacity of these services.

Energy Performance Certificate

The building has an EPC Rating of C (73) valid until 9th April 2029.

Rateable Value

The property has a rateable value of £19,500; effective from 1st April 2026. Local Authority reference: 746518520.

Service Charge

The occupier will be responsible for the payment of an annual Service Charge to cover a proportion of the costs associated with the maintenance of the communal areas (further details on request).

VAT

All figures quoted are exclusive of VAT which is payable at the prevailing rate.

