



Outer Circle Road, Lincoln
LN2 4LD

#1225405/2025B



BTG
Eddisons

OUTER CIRCLE ROAD

LINCOLN, LN2 4LD



Agreement

To Let



Detail

Showroom/workshop units



Rent

From £10,000 to £105,000
per annum exclusive



Size

From 281.9 to 1,364.20 sq m
(3,035 to 14,685 sq ft)



Location

Lincoln, LN2 4LD



Property ID

#1225405/2025B

For Viewing & All Other Enquiries Please Contact:



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OR JOINT AGENT

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Property

The property comprises a combination of showroom and industrial units available individually or combined.

Unit 2/4C comprises a showroom with ancillary offices to the rear and benefits from a tiled floor, suspended ceiling and glazed frontage. New WC facilities are to be installed by the Landlords. Parking will be allocated for circa 30 vehicles to the front of the unit.

Unit 3 comprises a former fast-fit facility with a tiled floor, painted plastered walls and 4 sectional up and over doors. New WC facilities are to be installed by the Landlords. Parking will be allocated for circa 10 vehicles to the front of the unit.

Unit 9 comprises a former parts store with concrete floor and a mezzanine throughout, suitable for a variety of uses. Access is provided by way of 1 roller shutter and 1 up and over door. Parking will be allocated.

Accommodation

Having measured the units in accordance with the prevailing RICS Code of Measuring Practice, we calculate that they provide the following floor areas.

Area	m ²	ft ²
Unit 2/4C		
Showroom/Workshop	529.5	5,700
Unit 3		
Workshop	281.9	3,035
Unit 9		
Ground Floor Workshop	288	3,100
Mezzanine	264.8	2,850
Total GIA	1,364.20	14,685

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Energy Performance Certificate

The whole property has a rating of D99.

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 existing planning permission for uses falling within class Sui Generis (Motor Trade) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Alternative uses may be permitted, subject to necessary planning consent. 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: To be reassessed

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 units are available **To Let** either individually or combined by way of new Full Repairing and Insuring leases, for a term to be agreed.

Rent

Unit 2/4C - £70,000 per annum exclusive

Unit 3 - £25,000 per annum exclusive

Unit 9 - £10,000 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 may 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

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

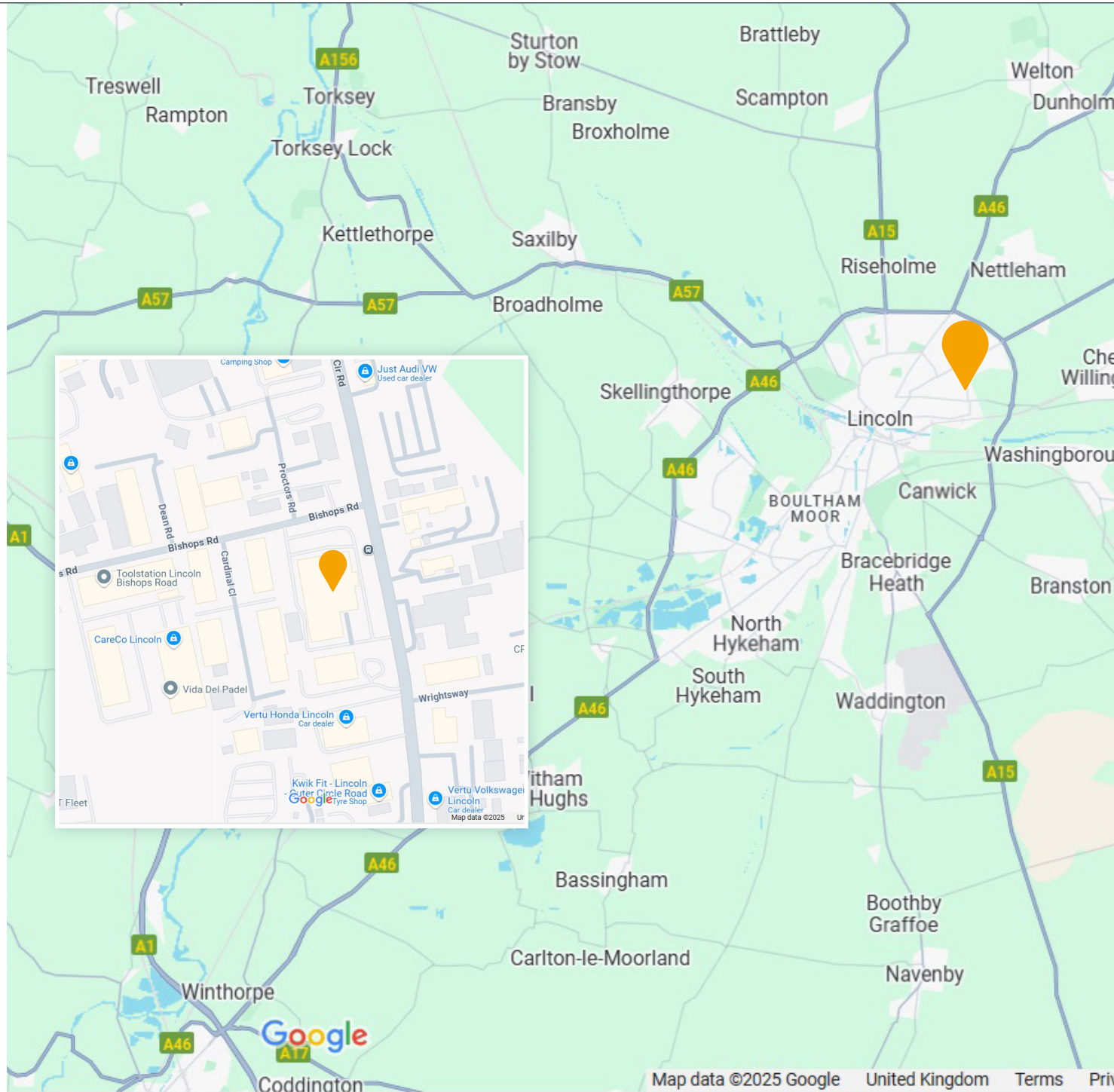
Location

The property is situated in a highly prominent position with extensive frontage to both Outer Circle Road and Bishops Road.

The site is 1 ½ miles north east of Lincoln City Centre and has links to the regional and national road network via the nearby Lincoln bypass.

Surrounding businesses include national motor trade, trade counter and retail warehouse occupiers such as Evans Halshaw Ford, Wickes, Howdens, Topps Tiles, Magnet and Kwik-Fit.

The property has recently been acquired by Sandicliffe Ltd, who do not require use of the entire site.





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