

INDUSTRIAL UNIT

FOR SALE



Unit 1, Exchange Close, North Hykeham, Lincoln
LN6 3TR

#1228358/2025E

Eddisons

UNIT 1, EXCHANGE CLOSE

NORTH HYKEHAM, LINCOLN, LN6 3TR



Agreement

For Sale



Detail

Industrial Unit



Price

OIRO £375,000



Size

285.26 sq m (3,070 sq ft)



Location

Lincoln, LN6 3TR



Property ID

#1228358/2025E

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a modern hybrid industrial/office building of steel portal frame construction, with brick/blockwork walls and steel-clad elevations under a similarly clad roof.

Internally, Unit 1 benefits from ground and first floor offices and a warehouse/workshop. The offices have been finished to a high specification, with carpet floor tiles, LED lighting, air conditioning, WC and kitchenette facilities. The warehouse benefits from non-slip flooring, low-level LED lighting, and an electric roller shutter door with a separate pedestrian access door, providing access to the offices.

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
Ground Floor	217.79	2,344
First Floor	67.47	726
Total GIA	285.26	3,070

Energy Performance Certificate

EPC Rating: B50

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 E(g)(iii) (Industrial Processes) and B8 (Storage & Distribution) 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:North Kesteven District Council

Description:Workshop and Premises

Rateable Value:£19,500

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 **For Sale** Freehold with vacant possession.

Price

OIRO £375,000

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

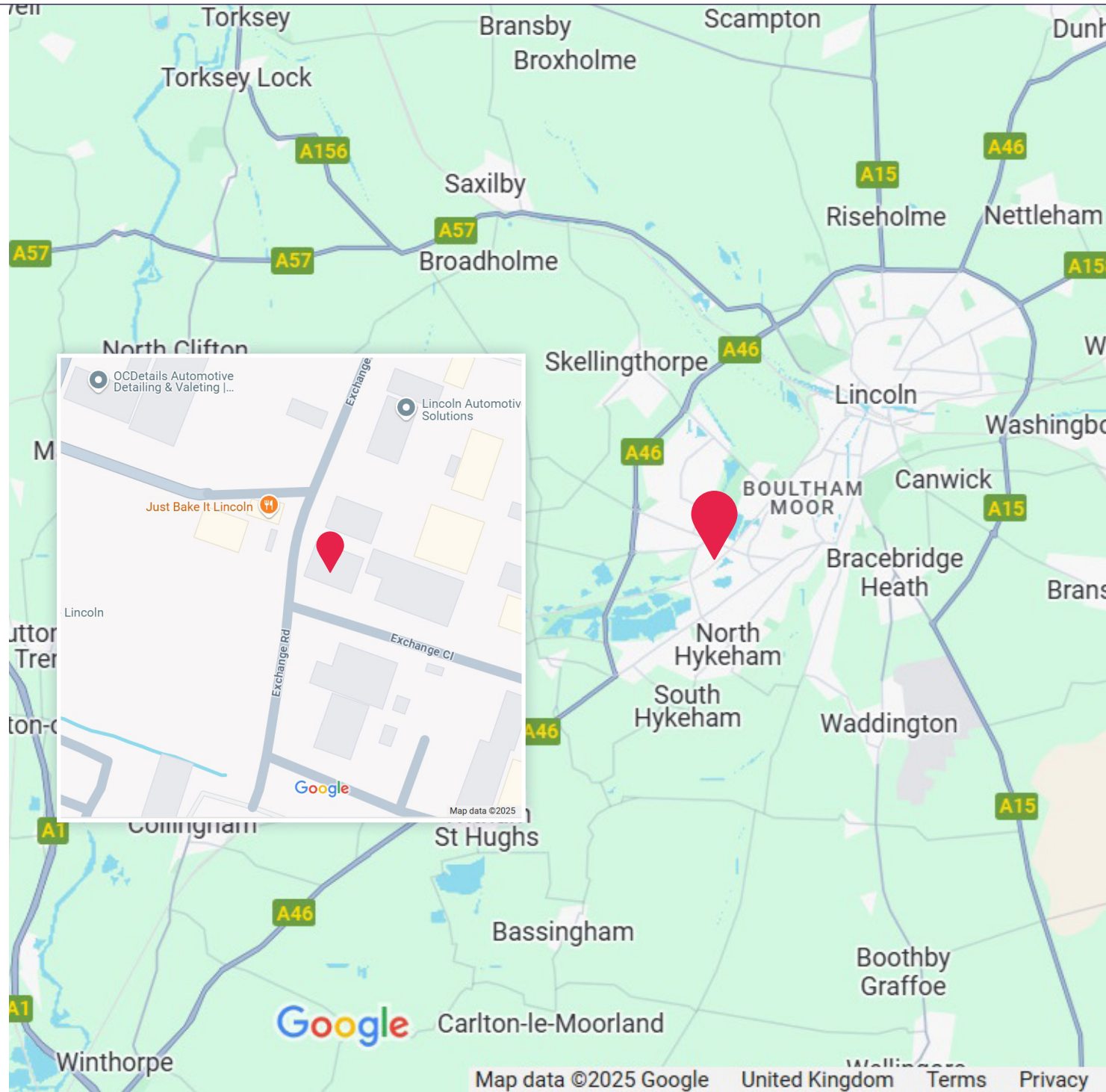
Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

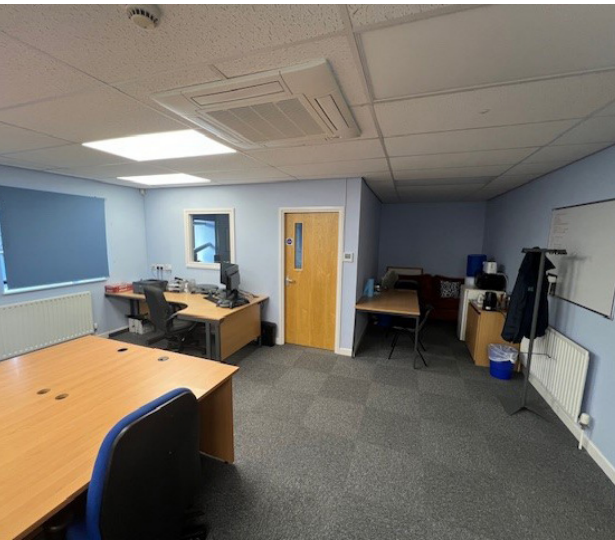
The property is located on Exchange Close, off Exchange Road, a short distance from its junction with Doddington Road. Its position within the South West Business Quarter of Lincoln provides quick access to both the Lincoln Bypass and A46 dual carriageway, with the A1, 12 miles to the south west. Lincoln City Centre is 4 miles to the north east.

Lincoln is the administrative shopping centre for the county of Lincolnshire. The city has a resident population of 103,900 (2021 Census) and is ranked fourth in the East Midlands Experian City Centre Rankings behind Nottingham, Derby and Leicester. The city attracts over three million tourists per year, predominately visiting to view the Cathedral, which is recognised as one of the best examples of Gothic architecture in Europe. Lincoln is situated 30 miles north east of Nottingham and 27 miles south west of Scunthorpe.

The city enjoys good road links via the A46 leading to the A1 major arterial route and the A15 provides access to Scunthorpe to the north and Peterborough to the south. There is also a train station with a direct route to London King's Cross.

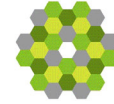




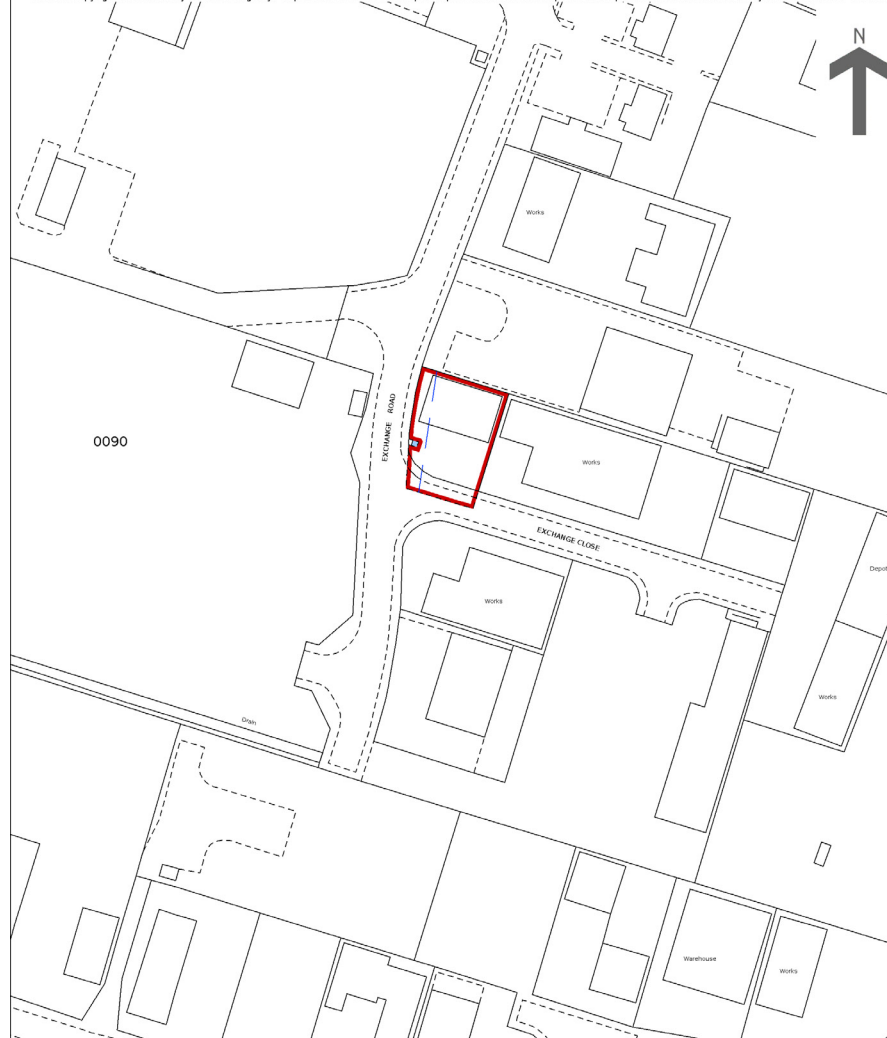


HM Land Registry Current title plan

Title number **LL233825**
Ordnance Survey map reference **SK9467NW**
Scale **1:1250**
Administrative area **Lincolnshire : North
Kesteven**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 03 December 2021 at 11:58:20. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Kingston upon Hull Office.