

**INDUSTRIAL UNIT**

**TO LET**



**Unit 82 A-D, Waterside Park, Lincoln  
LN5 8HJ**

#182031/2025F

**Eddisons**

# UNIT 82 A-D, WATERSIDE PARK

LINCOLN, LN5 8HJ



Agreement

To Let



Detail

Large new build industrial unit  
with yard



Rent

£45,000 pax



Size

512 sq m (5,509 sq ft)



Location

Lincoln, LN5 8HJ



Property ID

#182031/2025F

**For Viewing & All Other Enquiries Please Contact:**



**JASPER NILSSON**

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Surveyor

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Property

The subject property comprises a large new build industrial unit finished to a high specification with a steel portal frame, brick/block walls and lined corrugated sheet cladding and clad roof.

The unit benefits from a large yard with ample parking spaces (including EV charging points), 4 vehicle loading bays and being fully insulated.

The yard is surrounded by metal fencing and is accessed by an automatic gate via a code lock.

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 <sup>2</sup>	ft <sup>2</sup>
Total GIA	512	5,509

Energy Performance Certificate

Rating: To be assessed

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) (Commercial, Business & Services Use) 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  
**Rateable Value:** TBD

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

**£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 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 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.

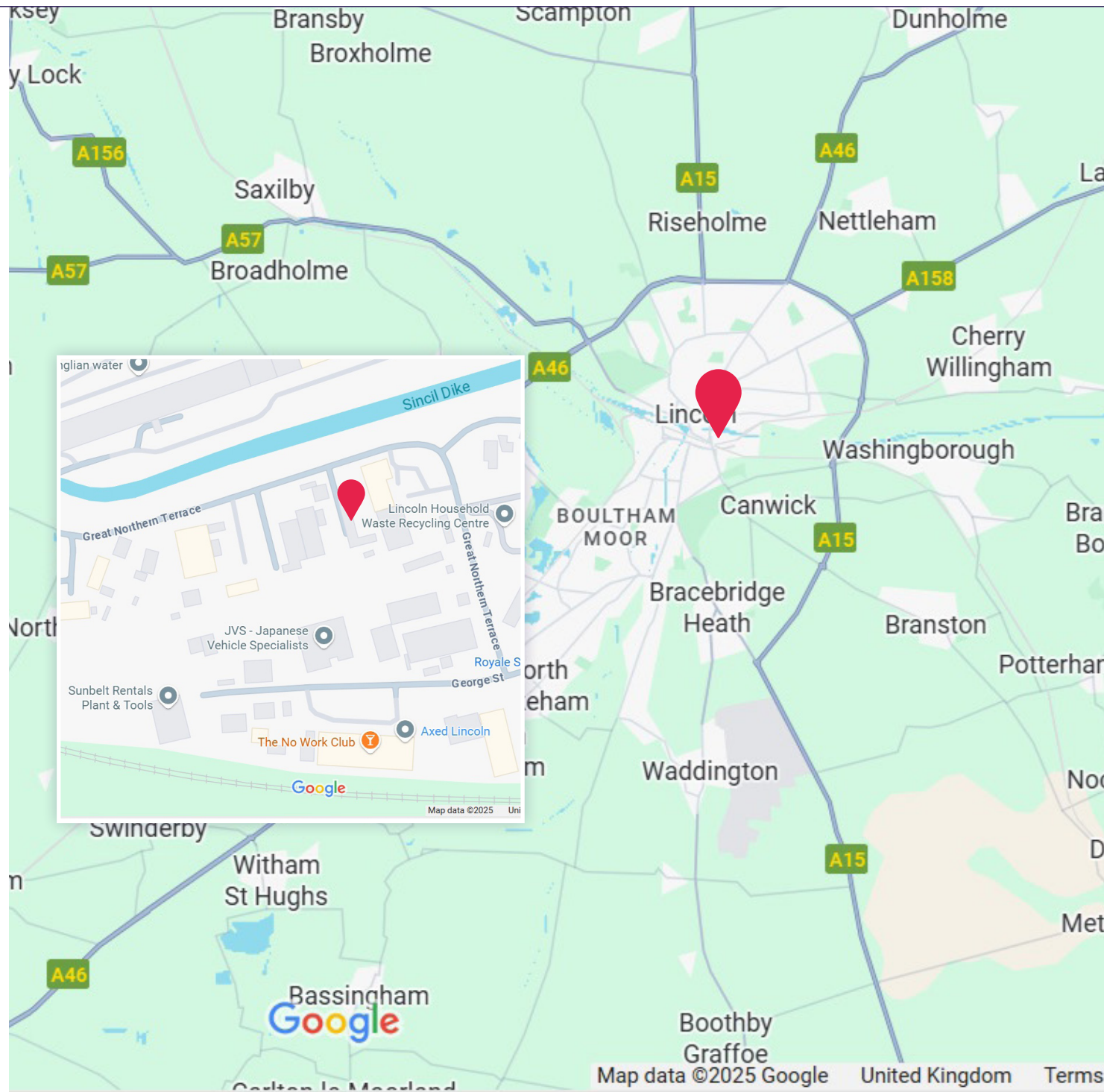


## Location

The unit is situated on Great Northern Terrace, in an established industrial and commercial area to the east of Lincoln City Centre. Surrounding occupiers include Dulux Decorator Centre, Johnstone's Decorating Centre, Huws Gray and Sunbelt Rentals.

Lincoln enjoys good road links via the A46, leading to the A1 major arterial route. The A15 provides access to Scunthorpe to the north and Peterborough to the south.

There is also a train station with direct routes to London King's Cross. Accessibility has been further improved, with the completion of the Eastern Lincoln Bypass.







Google









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A	Amended in accordance with client comments	05/02/24
Revision	Description	Date
Lincoln Polythene Holdings		
Commercial Development Great Northern Terrace Lincoln		
Drawing: Site Block Plan - GA		
Status: Construction		
Scale: 1:250 @ A1		
Date: February 2024		
Dwg. No: 1498L/105		
Revision: A	Drawn by .	



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