

INDUSTRIAL UNIT

TO LET



Unit 1B, Old School Lane Industrial Estate, Bardney
LN3 5XF

#1230230/2025G

Eddisons

UNIT 1B, OLD SCHOOL LANE INDUSTRIAL ESTATE

BARDNEY, LN3 5XF



Agreement

To Let



Detail

Industrial



Rent

£7,000 pax



Size

86.06 sq m (926 sq ft)



Location

Bardney, LN3 5XF



Property ID

#1230230/2025G

For Viewing & All Other Enquiries Please Contact:



WILL NUTTALL

MSc
Surveyor

will.nuttall@eddisons.com

07842 218527

01522 544515

Property

The property comprises an industrial unit of brick/blockwork walls and pitched tiled roof.

Internally, Unit 1B provides a separate workshop and warehouse space, alongside WC facilities. Vehicular access is by way of a manually operated roller shutter door.

Externally, the unit benefits from allocated 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
Total GIA	86.06	926

Energy Performance Certificate

Rating: D81

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) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority:	West Lindsey District Council
Description:	Workshop and Premises
Rateable Value:	£4,600

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**.

Rent

£7,000 per annum exclusive

Maintenance Rent

The maintenance rent is £1,325 plus VAT for the current charging year.

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.

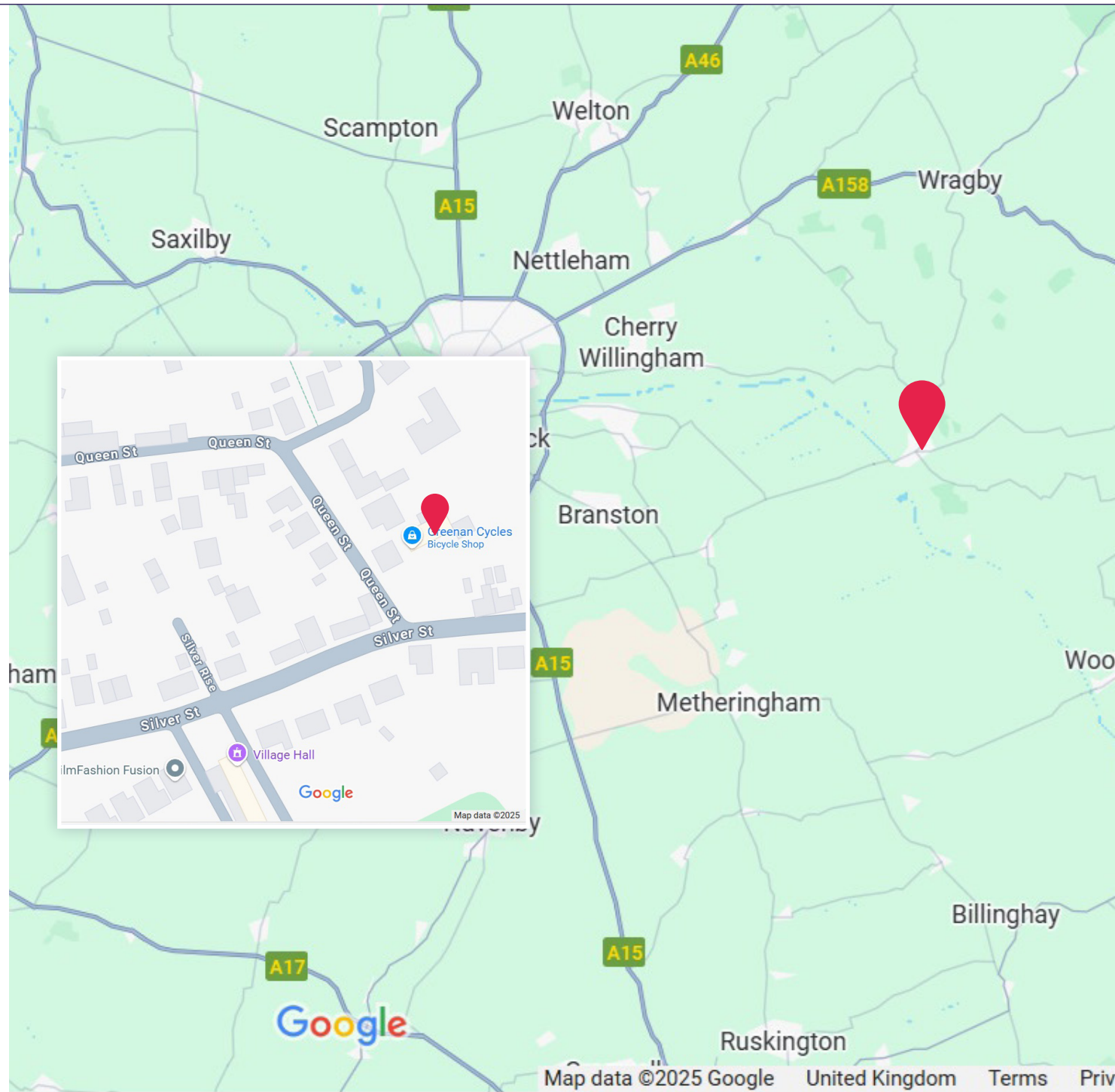
Anti-Money Laundering

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

Bardney is a large village situated in the West Lindsey District of Lincolnshire. It lies approximately 9 miles (14 km) east of Lincoln.

The village is primarily accessed via the B1190, which connects Bardney to Lincoln in the west and to other nearby settlements, such as Southrey and Stixwold, to the east. It is also close to the A158, a key east-west route running from Lincoln to Skegness, offering further connectivity across the county.





Google

