



Century House , Lincoln Road  
Aisthorpe, Lincoln, Lincolnshire, LN1 2SG

£37,500 pa

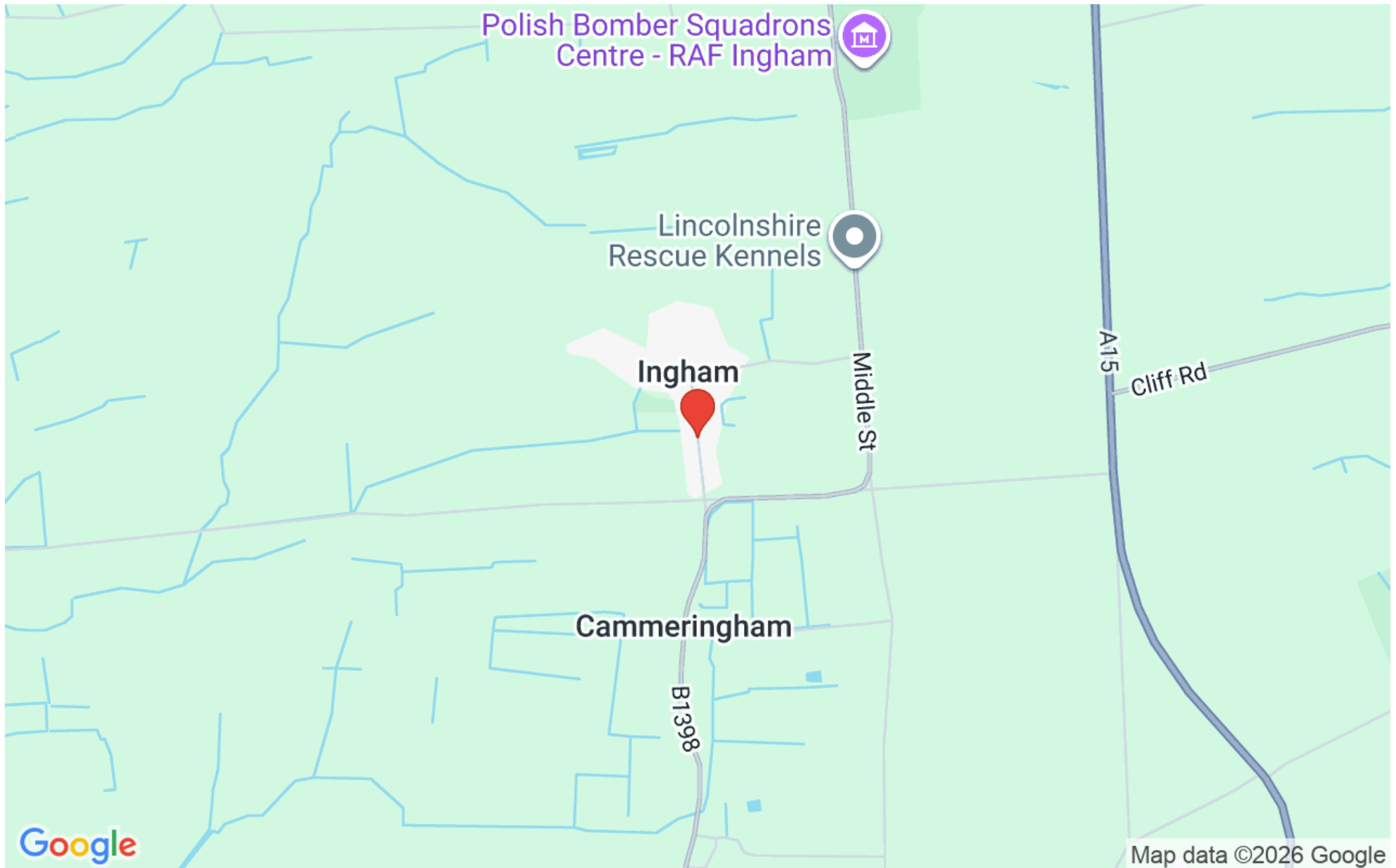
## Details

- To Let
- 673 sq m (7,222 sq ft)
- Site Area 0.61 acre (0.25 ha)
- To Let £37,500 pax
- Fenced secure yard
- EPC Rating D
- Workshop/Warehouse
- Trade Counter use





## Location



## Overview

An excellent opportunity to either rent these industrial premises measuring 7222 sqft on a site area of 0.61 acre. The property comprises of workshop with offices and land.



#### Location

The property is located at the northern edge of the attractive village of Aisthorpe about 6 miles north of the city of Lincoln and with prominent frontage to the B1398 Lincoln to Scunthorpe road which runs almost parallel to the A15 approx. half a mile to the east.

#### DESCRIPTION

The property comprises two interconnecting reinforced concrete portal frame buildings with attached flat roofed single store front addition mostly clad in concrete block with profiled metal sheet cladding to the rear warehouse bay and roof. The accommodation is sub-divided to provide good quality office, display and boardroom space together with large warehouse bays.

#### ACCOMMODATION

The accommodation more particularly comprises: Ground floor warehouse /workshop and first floor storage office space

673 sqm (7222 sqft)



## PLANNING

The property has established use as a warehouse/workshop and former trade counter uses

## SERVICES

Mains water, drainage and electricity are connected including 3 phase electricity. Electric convector type heaters are fitted in the offices and ancillary staff areas with air conditioning installing to the boardroom and other offices. No services have been tested.

## TENURE

The property is offered on a new minimum 3 year lease. The tenant will be required to pay a 3 month rental deposit. The lease is to be held on a full repairing and insuring lease

## RATEABLE VALUE

The property has a rateable value of £21000

## CEPC

The property has a CEPC rating of E which is valid until the 10th June 2032



#### LEGAL COSTS

Each party are responsible for their own legal costs

#### VAT

The rent is exclusive of VAT if applicable

#### LOCAL AUTHORITY

Contact West Lindsey District Council

Tel 01427 676676

#### VIEWINGS

Contact Pygott & Crone Commercial

Tel 01522 536777





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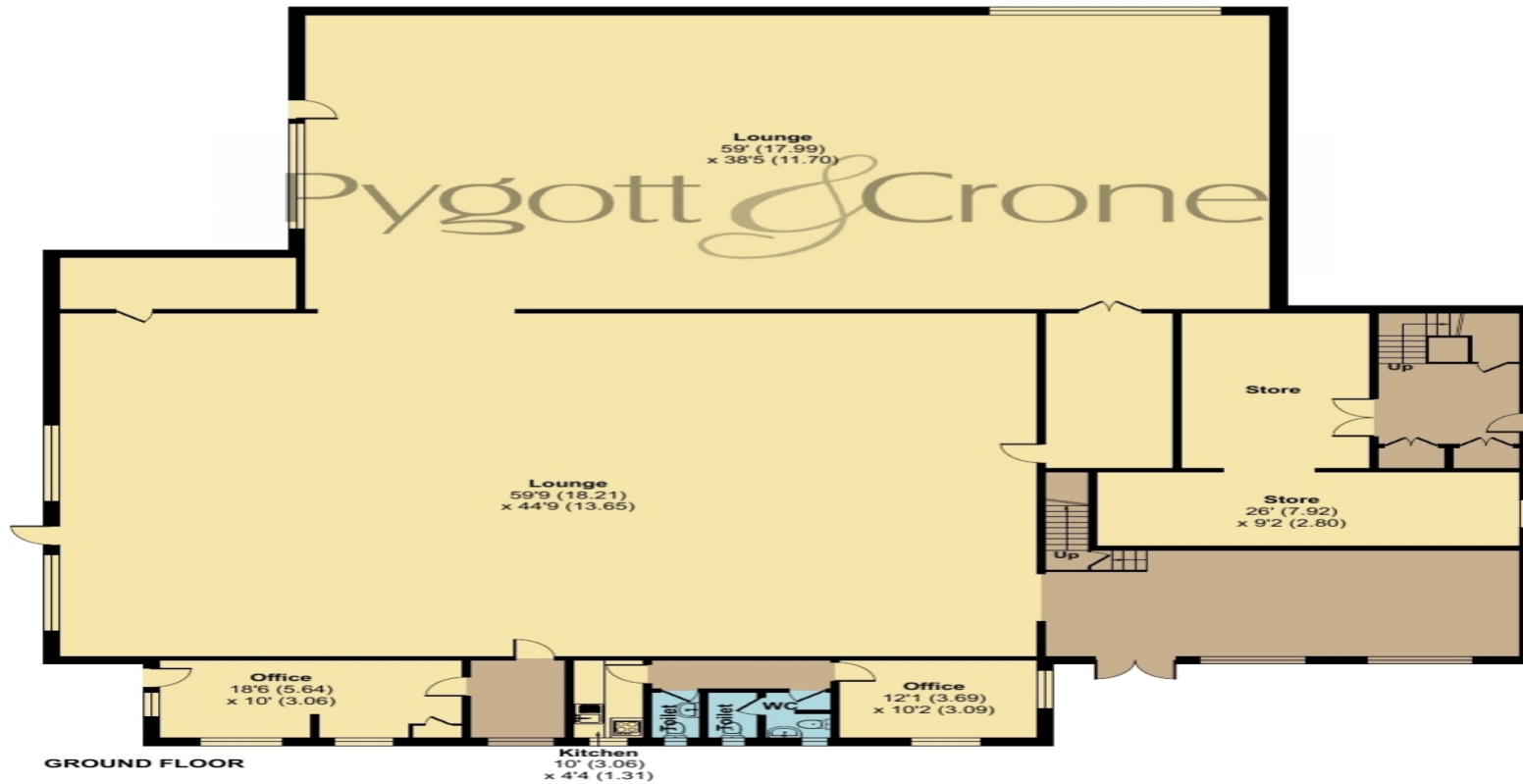
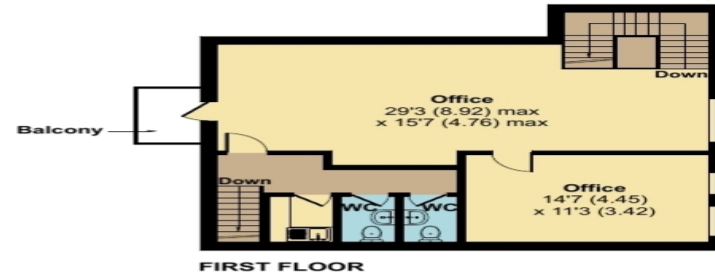
# Century House, Aisthorpe, Lincoln, LN1

Ground Floor Net Internal Area = 6191 sq ft / 575.1 sq m

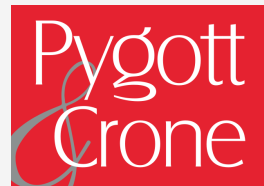
First Floor Net Internal Area = 560 sq ft / 52 sq m

Total = 6751 sq ft / 627.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS3 Commercial). © n̄checom 2026. Produced for Pygott & Crone. REF: 1478701



Century House , Lincoln Road, Aisthorpe  
is marketed through our Commercial office

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