



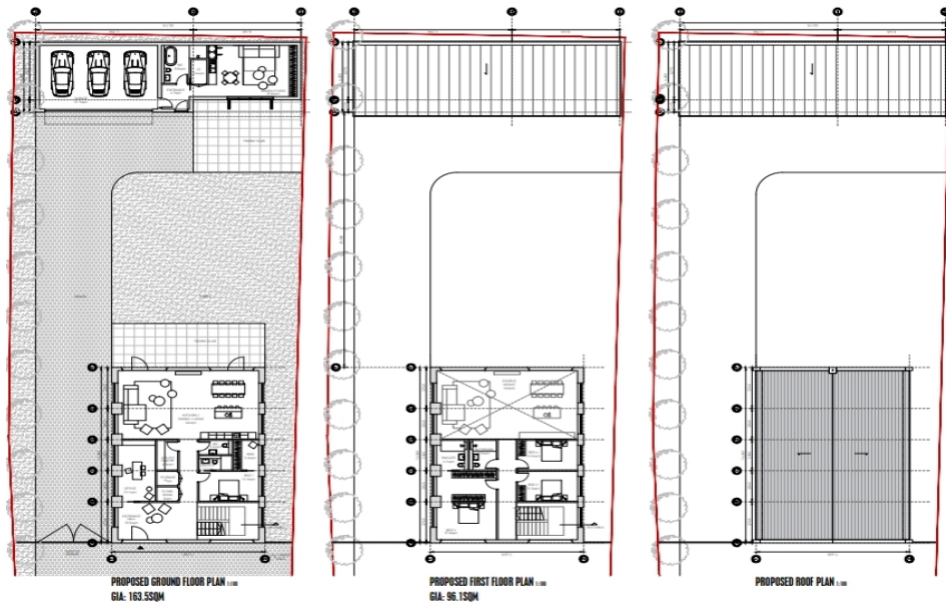
Station Yard , Tillbridge Lane
Stow Park, Lincoln, Lincolnshire, LN1 2AL

£50,000 pa

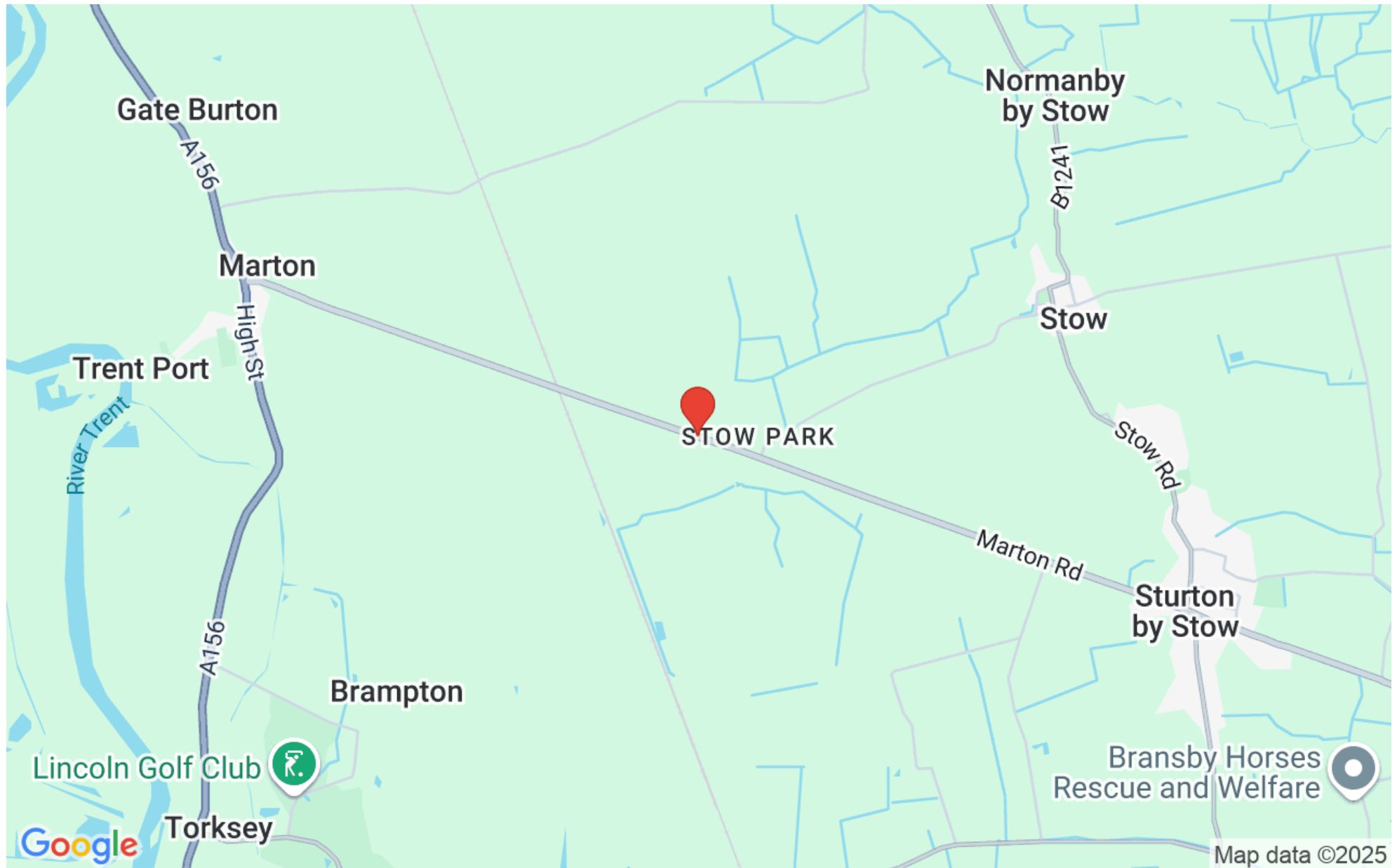
Details

- To Let
- Planning for a residential conversion granted
- Large open storage site
- 1.883 acres (0.762 ha) sts hardcored/ concrete
- Office building 807 sqft (75 sqm)
- Commercial workshop 2152 sqft (200 sqm)
- Fully fenced palisade and gates
- Negotiable lease terms
- Electricity, 3 phase ,water & drainage





Location



Overview

The site extends to approximately 1.883 acres (0.762 ha) STS and is suitable for a range of uses including open storage requirements. The site is a concreted and mostly hardcored compacted yard area with the entire site fenced by a palisade fence with electric gates to the front. The site has a modern hi-spec office building with kitchen toilet and shower facilities. The site also has a large workshop building. Property now has planning for a residential conversion.



Location

The property is located in an excellent position on the A1500 Tillbridge Lane at Stow Park approximately 10 miles north west of Lincoln city centre and 6 miles south of Gainsborough. The A1500 provides easy direct access to the surrounding area, with the nearby A46 links directly to the A1 and M1 national motorway network.

ACCOMMODATION

Site area 1.883 acres (0.762 ha)

Office 807 sqft (75 sqm) with kitchen, WC, Shower and external access staff room, shower and WC.

Workshop 2152 sqft (200 sqm) with 5.2 m eaves. 3 large electric roller doors, store and office

PLANNING

The property has established use of industrial/office and open storage. Residential Barn conversion planning granted. Planning for 10 light industrial units in progress.



SERVICES

Mains 3 phase electricity, water and drainage

TENURE

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

RATEABLE VALUE

Presently being re assessed

CEPC

The site is EPC exempt as confirmed by owner under legislation.

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

The Guildhall

Marshalls Yard

Gainsborough

Lincolnshire

DN21 2NA

Tel 01427 676676

VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel 01522 536777



Station Yard Tillbridge Lane , Stow Park, Lincoln, LN1

Workshop / Warehouse Net Internal Area = 1787 sq ft / 166 sq m

Office Net Internal Area = 402 sq ft / 37.3 sq m

Total = 2189 sq ft / 203.3 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). © nlshecom 2025. Produced for Pygott & Crone. REF: 1326306





Station Yard , Tillbridge Lane , Stow Park, Lincoln, Lincolnshire, LN1 2AL

AREA SCHEDULE	
BLOCK A	
UNIT 01	185m ² / 2000sqft
UNIT 02	185m ² / 2000sqft
UNIT 03	185m ² / 2000sqft
UNIT 04	185m ² / 2000sqft
UNIT 05	185m ² / 2000sqft
TOTAL GIA	925m² / 9956sqft
BLOCK B	
UNIT 06	185m ² / 2000sqft
UNIT 07	185m ² / 2000sqft
UNIT 08	185m ² / 2000sqft
UNIT 09	185m ² / 2000sqft
UNIT 10	185m ² / 2000sqft
TOTAL GIA	925m² / 9956sqft
COMBINED GIA BLOCK A&B = 1,850m² / 19,913sqft	
+ existing @ 195,342 / 2,091,542	
PARKING SCHEDULE	
50 No. Parking Spaces	

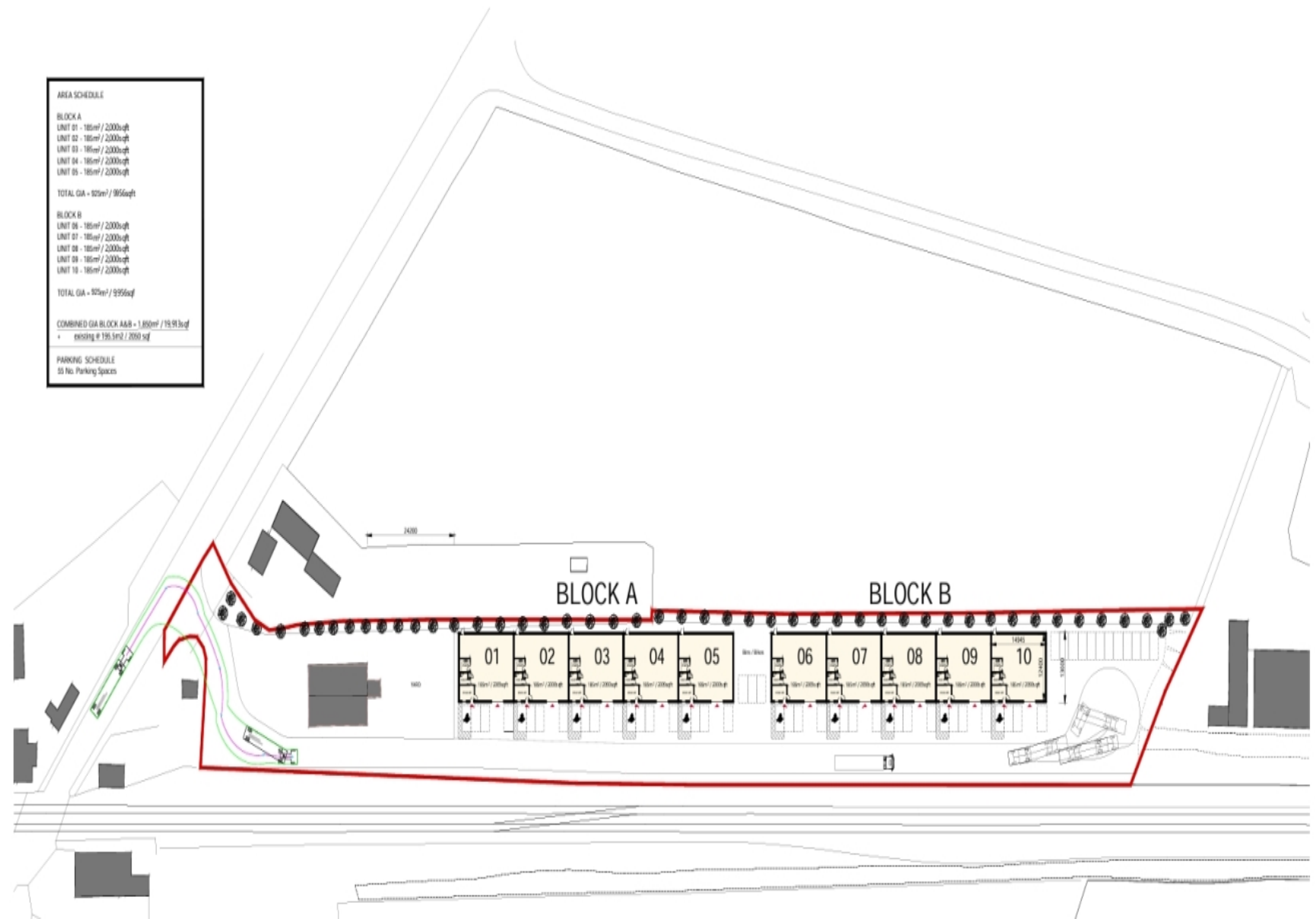
Notes

All dimensions to be verified on site. Do not scale the drawing. All dimensions to be confirmed with project architect.

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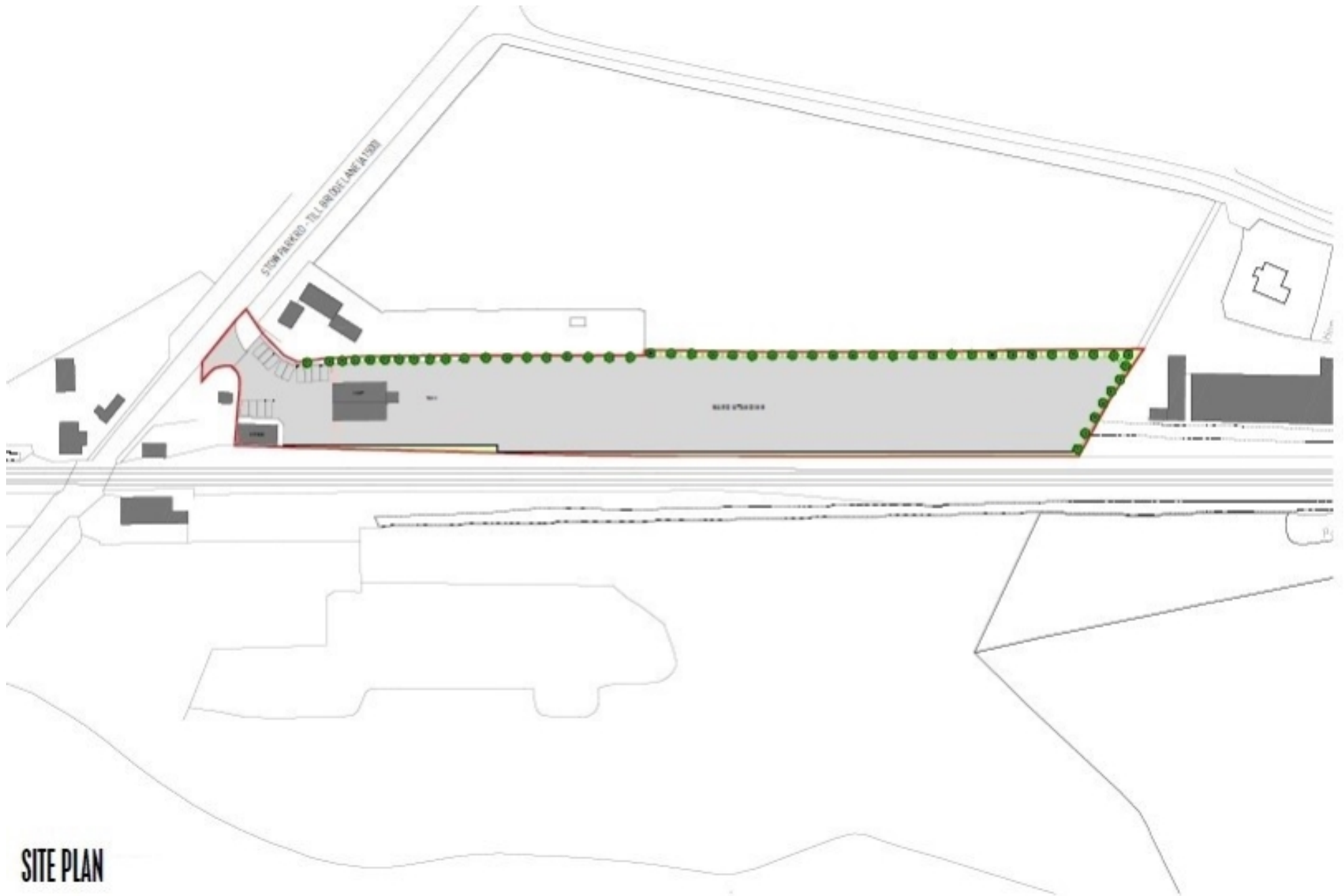
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The information management procedures for the 3D/BIM aspects of the design of this project are in line with the BIMBA. Design to meet sustainability and high quality level of building design. The design team will cooperate with the client to ensure that the information management procedures are available from the Project Information Management system for the project.

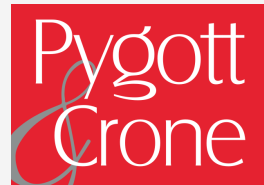




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SITE PLAN



Station Yard , Tillbridge Lane , Stow Park
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

0330 128 0939