



Unit 34, Lincoln Enterprise Park, Newark
Road
Aubourn, Lincoln, Lincolnshire, LN5 9FP

£12,500 pa

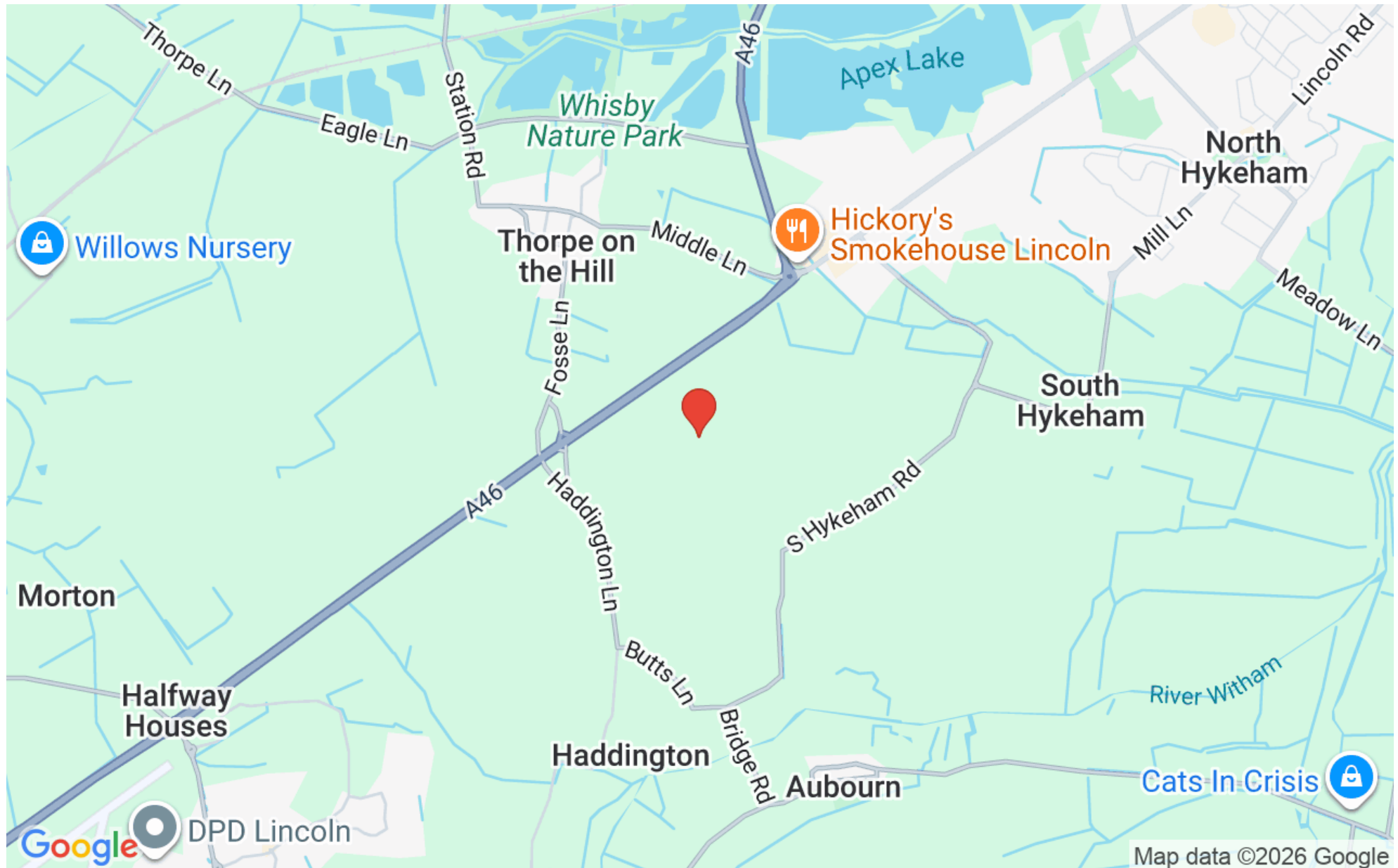
Details

- To Let
- Allocated Parking
- 1,482 sqft
- Suitable for variety of uses
- Electric sectional door, personnel door and W/C
- Located just off the A46, a principal transport link





Location



Overview

Unit 33=4 - 1,482 sqft Warehouse TO LET on an established business park just off the A46 with 3 phase power, electric roller shutter and allocated parking.

LINCOLN ENTERPRISE PARK

Lincoln Enterprise Park is an established Commercial Development located on the southern fringe of the City of Lincoln with direct access to the A46 Lincoln bypass, 8 miles from the A1 and 8 miles from the City Centre.



Location

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The enterprise park is home to a range of businesses, from growing start-ups to small-to medium enterprise (SME), accommodating a variety of uses including office space, general warehouse and distribution to more highly complex CNC manufacturing facilities. The site has been extensively developed to provide a modern yet rural enterprise park with scope for future growth.

ACCOMMODATION

Light industrial unit that extends in the region of 1,482 sqft and comes with electric roller shutter door, W/C and on site allocated parking.

SERVICES

3 Phase Electricity and Water connected.



TENURE

The unit is offered on a new 3 year lease on full repairing and insuring terms. The tenant will be required to pay a 3 month rental deposit. There is an annual service charge to cover maintenance and repairs of the communal areas.

RATEABLE VALUE

Rateable Value of this property is £11,250 (1 April 2026 to present)

CEPC

CEPC rating B

LEGAL COSTS

Each party are responsible for their own legal fees

VIEWINGS

All viewings are strictly via the letting agent

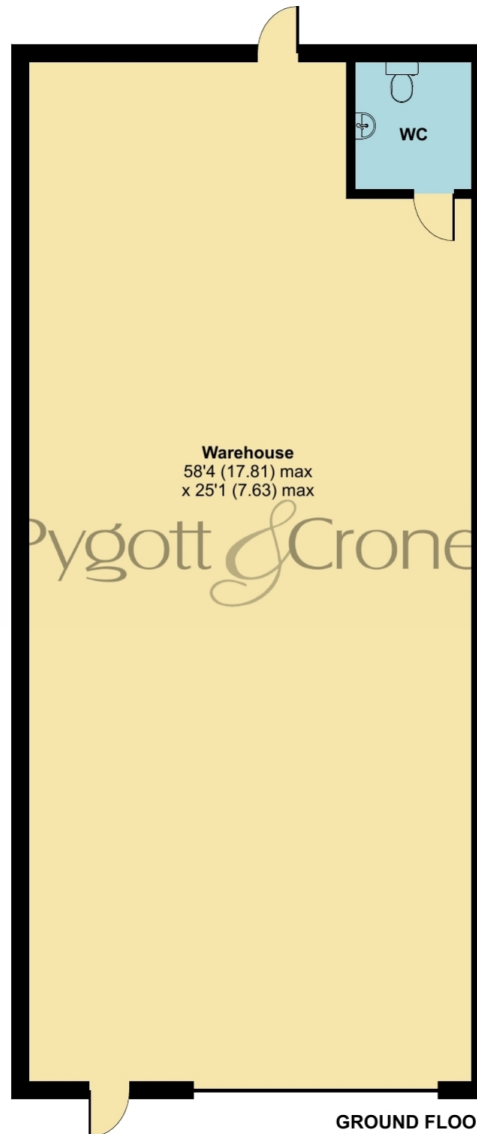




Newark Road, Aubourn, Lincoln, LN5

Ground Floor Net Internal Area = 1482 sq ft / 137.7 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). © nchecom 2026.
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Unit 34, Lincoln Enterprise Park, Newark Road, Aibourn
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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