



Offices, 10 Pioneer Way, Lincoln
LN6 3DH

#1236721/2026C



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OFFICES, 10 PIONEER WAY

LINCOLN, LN6 3DH



Agreement

To Let



Detail

Offices - available as a whole
or in part



Rent

£10,000 - £30,000 pax



Size

92.41 to 280.43 sq m
(994 to 3,017 sq ft)



Location

Lincoln, LN6 3DH



Property ID

#1236721/2026C

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON
MSc
Surveyor

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Property

The premises, strategically located in the south western business district, comprise a three storey office building constructed of traditional brick and blockwork with a pitched tiled roof.

Internally, the property consists of three office suites arranged across three floors, all carpeted and finished with painted plaster walls, suspended ceilings, inset lighting, air conditioning, and a kitchenette. Each floor is accessible via a shared stairwell or lift.

Externally, the premises benefit from a car park that can accommodate up to 19 vehicles.

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
Ground Floor	94.52	1,017
First Floor	93.50	1,006
Second Floor	92.41	994
Total NIA	280.43	3,017

Energy Performance Certificate

Rating: B39

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 (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

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

Rates

Charging Authority: North Kesteven District Council
Description: Office and Premises
Rateable Value: £32,250

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**, either as a whole or floor by floor basis, by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

Ground Floor - £10,000 per annum exclusive

First Floor - £10,000 per annum exclusive

Second Floor - £10,000 per annum exclusive

Whole Premises - £30,000 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the property.

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

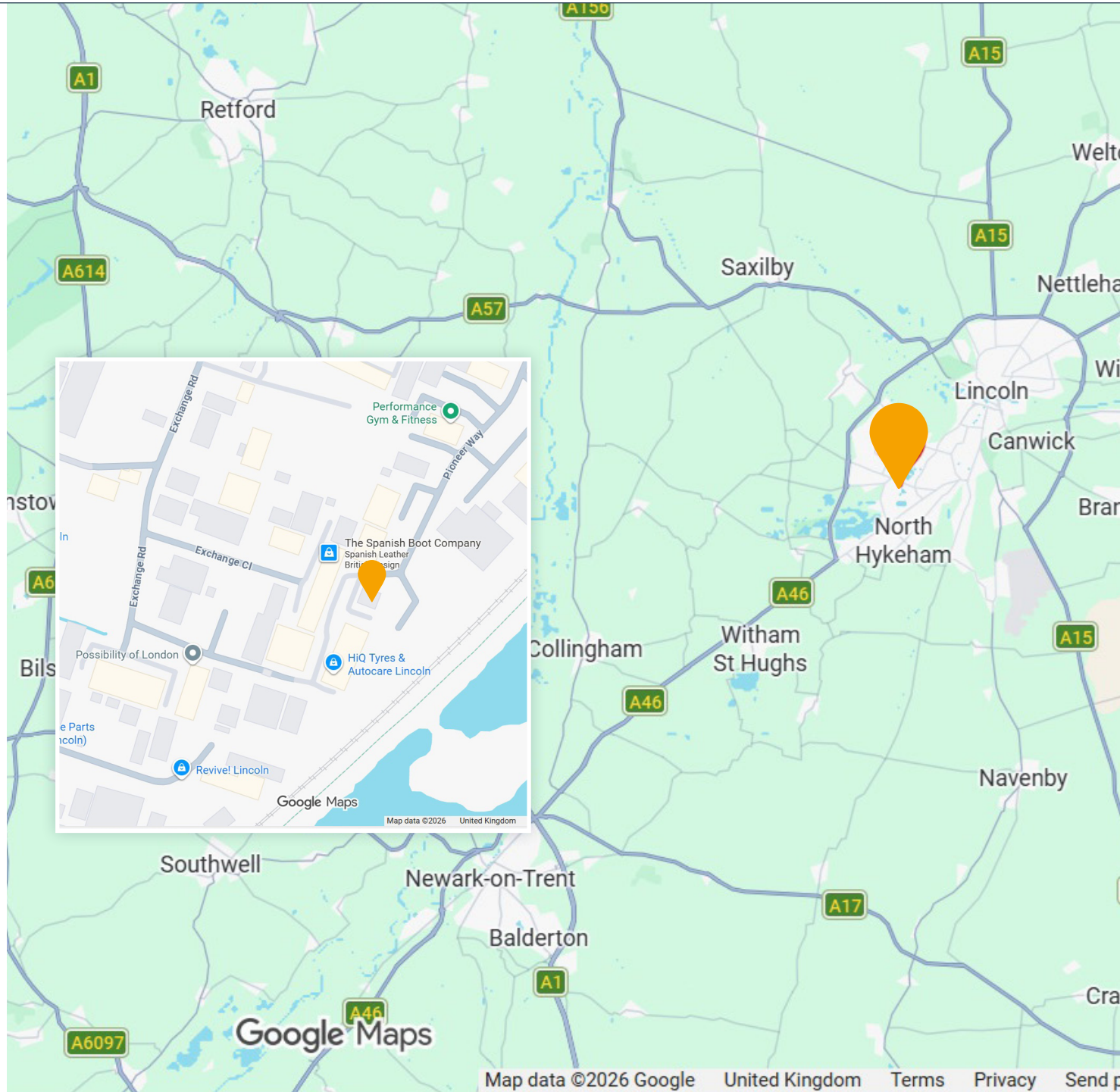
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Pioneer Way provides direct access to the busy arterial route of Doddington Road, with swift access to the A46 Lincoln Bypass (1½ miles) and Lincoln City Centre (3½ miles).

Lincoln is the administrative shopping centre for the county of Lincolnshire. The city has a resident population of 103,900 (2021 Census) and is ranked fourth in the East Midlands Experian City Centre Rankings behind Nottingham, Derby and Leicester.

The city attracts over three million tourists per year, predominately visiting to view the Cathedral, which is recognised as one of the best examples of Gothic architecture in Europe. Lincoln is situated 30 miles north east of Nottingham and 27 miles south west of Scunthorpe. There is also a train station with a direct route to London King's Cross





Google Maps



10 Pioneer Way, Lincoln, LN6 3DH

