

SELF-CONTAINED OFFICES

FOR SALE/TO LET



2 Pioneer Way, Doddington Road, Lincoln
LN6 3DH

#1233710/2025K

Eddisons

2 PIONEER WAY

DODDINGTON ROAD, LINCOLN, LN6 3DH



Agreement

For Sale/To Let



Detail

Self-Contained Offices



Price/Rent

Price - £330,000
Rent - £26,000 pax



Size

218 sq m (2,346 sq ft)



Location

Lincoln, LN6 3DH



Property ID

#1233710/2025K

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

MSc
Surveyor

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CHARLIE TASKER

Trainee Surveyor

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Property

The property comprises a modern semi-detached, self-contained office building with 8 designated parking spaces.

Externally, the property is of brick wall construction with a pitched tiled roof and double glazed windows.

Internally, the current layout provides multiple small offices and a boardroom, but can be reconfigured. The offices are carpeted throughout with painted plastered walls and a suspended ceiling.

The premises benefit from air conditioning, two kitchens, multiple WCs, EV charging points and solar panels.

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	110	1,184
First Floor	108	1,162
Total NIA	218	2,346

Energy Performance Certificate

Rating: B48

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).

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

Rates

Charging Authority: City of Lincoln Council
Description: Office and Premises
Rateable Value: £26,000

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 **For Sale** Freehold, subject to vacant possession on completion.

Alternatively, the property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Price/Rent

Price - £330,000

Rent - £26,000 per annum exclusive

Service Charge

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

VAT

VAT may be charged in addition to the price/rent at the prevailing rate.

Legal Costs

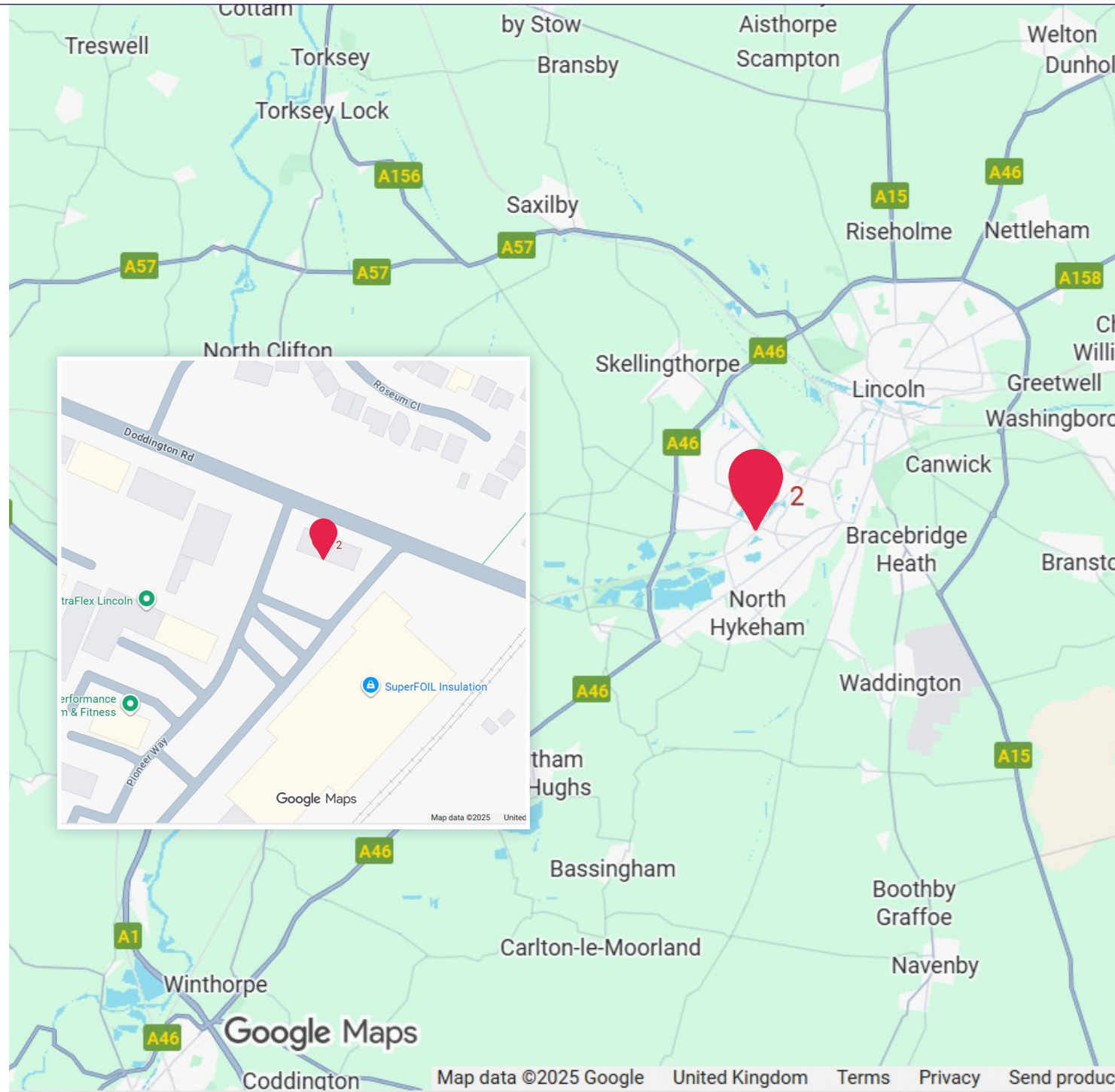
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

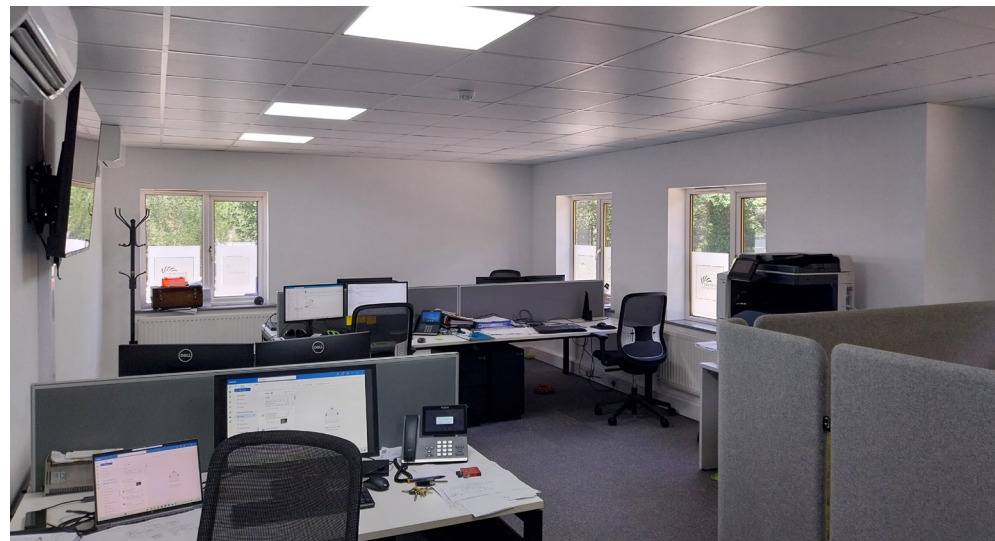
Prospective purchasers/tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

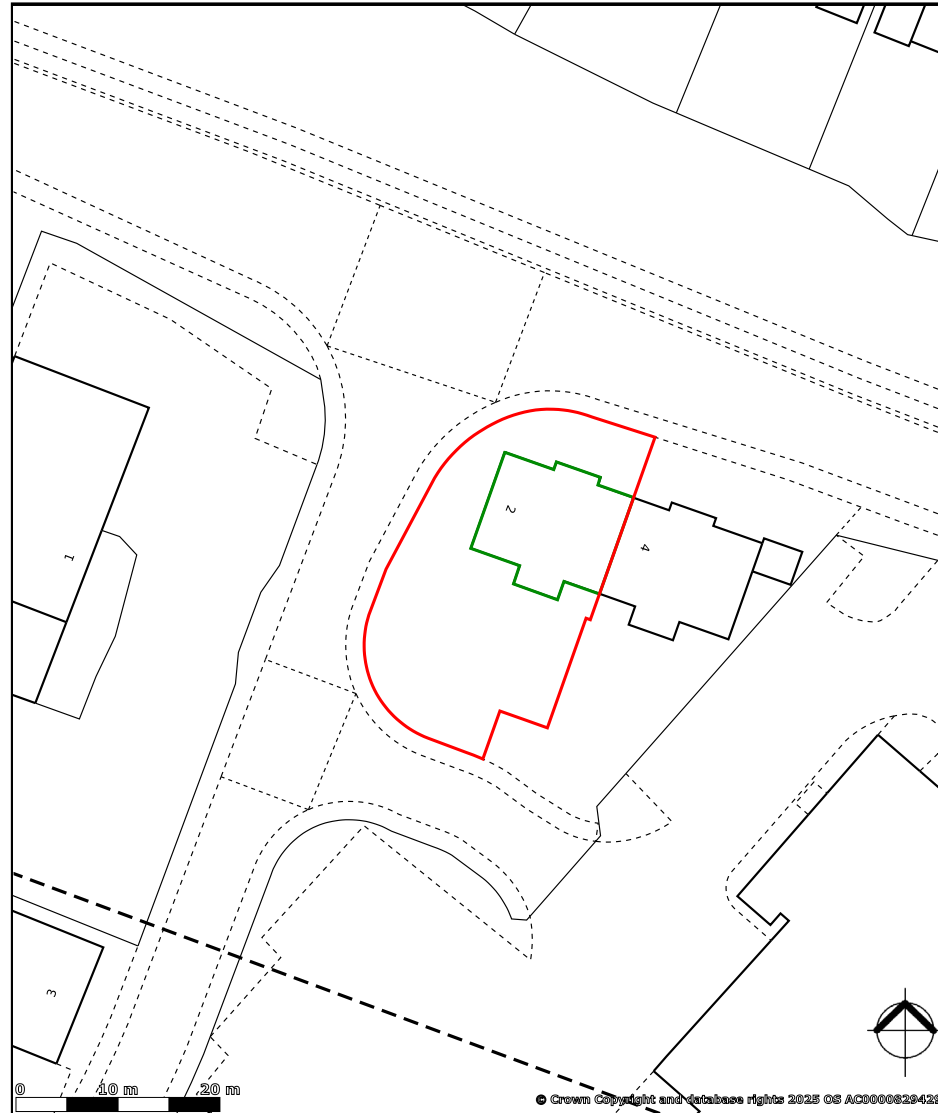
The building occupies an accessible and prominent position just off Doddington Road, within the South West Business Quarter District, widely regarded as Lincoln's premier commercial and business location, which provides quick access to the City Centre and the A46 bypass, which leads onto Newark and the A1.







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Plotted Scale - 1:500