

Retail Warehouse Unit
To Let

Unit 15
Sunningdale
Trading Estate,
Dixon Close,
Lincoln,
LN6 7UB



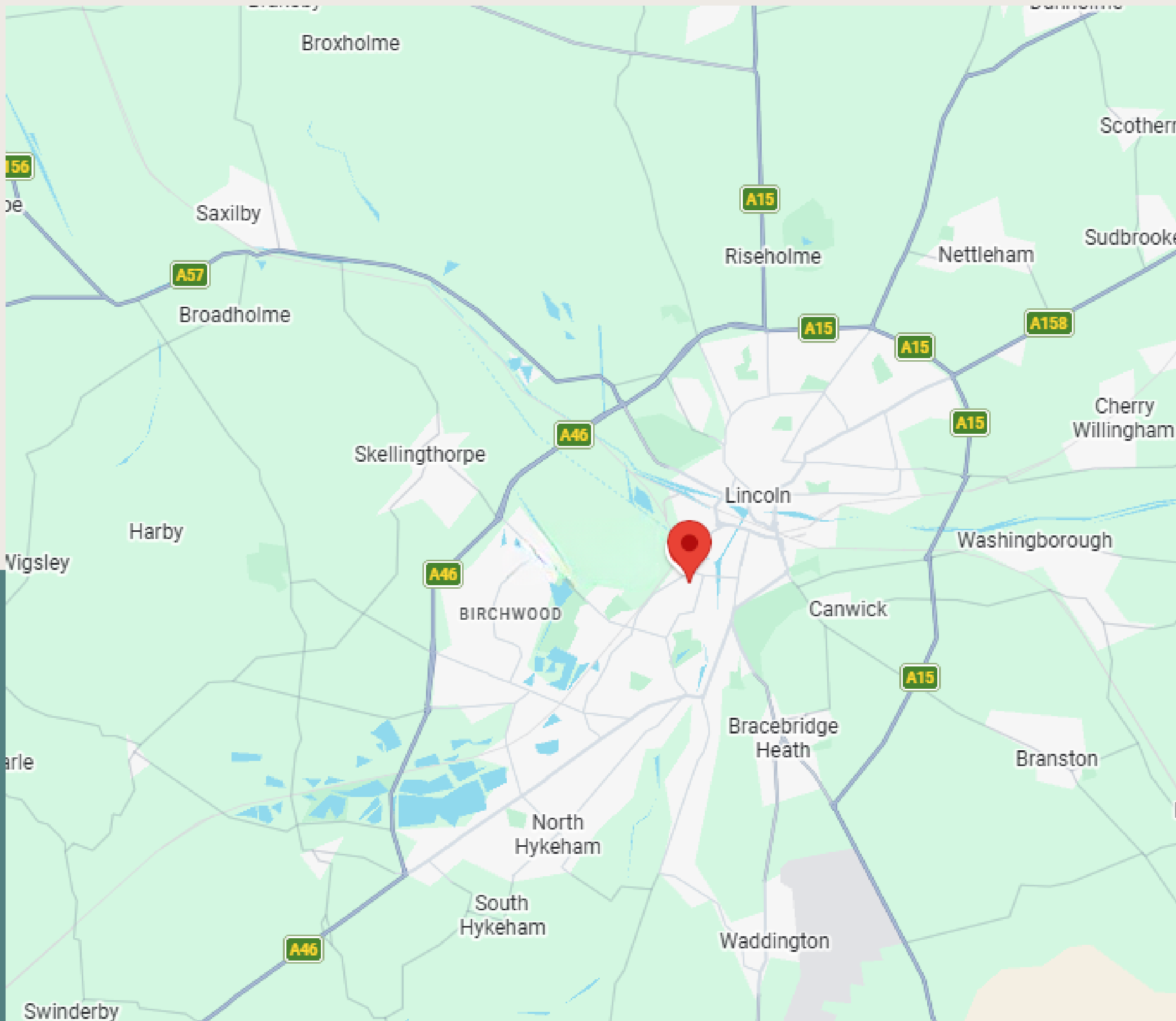
Location

The property occupies a prominent position on Sunningdale Trading Estate, off Dixon Close and immediately adjacent to Tritton Road in Lincoln.

Sunningdale Trading Estate is an established commercial location approximately 1 mile south-west of Lincoln city centre, comprising a mix of trade counter, retail, leisure, industrial and business occupiers. The estate benefits from convenient access to the A46 Lincoln Bypass, providing onward connections to the A1 and the wider regional road network.

The estate is well positioned in relation to Tritton Road, one of the principal arterial routes serving south-west Lincoln. The wider Tritton Road corridor is an established retail and trade destination, home to Valentine and Tritton Retail Parks, with occupiers including The Range, Wren Kitchens, B&M, Next, TK Maxx, Asda Living, Furniture Village, B&Q and Morrisons.

Nearby occupiers on the immediate estate include Toolstation, The Salvation Army, City Plumbing Supplies, Jump Inc Adventure and Trampoline Park, Euro Car Parts and more. A planning application is due to be submitted imminently for a new petrol filling station and convenience store on the existing Andrews Car Centre site within the estate, with a Tenant already lined up.





B&Q

Morrisons
Since 1899

HOME SENSE

halfords

currys

home

bargains

pets at home

SMYTHS



farmfoods

Furniture Village

hobbycraft

George.

TKmaxx

dfs

card factory

next

wren
KITCHENS & BEDROOMS

The Range
Home, Leisure & Garden

SCREWFIX

bm

Site of proposed petrol filling station & convenience store, subject to planning

Tritton Retail Park

Sunningdale Trading Estate

Valentine Retail Park

TOOLSTATION

THE SALVATION ARMY

JUMP AIRHOP

CITY PLUMBING

Property

The property comprises a self-contained commercial unit providing open-plan accommodation. The unit benefits from a roller shutter loading door and 10 dedicated parking spaces.

The property would be suitable for a variety of uses including retail, light industrial, gym, health services, creche, offices, storage and more.

Accommodation

Size	Sq m	Sq ft
Ground Floor	374.63	4,031

Lease Term

Available by way of a new FRI lease for a term to be agreed.

Rent

£40,000 per annum exclusive.

Business Rates

Rateable Value: £41,750
UBR: 0.382 (2026/27)
Rates Payable: £15,948.50 per annum

Interested parties are advised to make their own enquiries with the Local Planning Authority to confirm their exact liabilities and any transitional relief.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Energy Performance Certificate

Available on request.

Viewings

Viewings are to be arranged in advance via KLM Real Estate.

Legal Costs

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

Misrepresentation Act 1967 & Property Misdescription Act 1991. These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole or part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Please Contact:



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