



Ground Floor, Eden House, Whisby Way, Lincoln
LN6 3LQ

#1223478/2025L

Eddisons

GROUND FLOOR, EDEN HOUSE

WHISBY WAY, LINCOLN, LN6 3LQ



Agreement

To Let



Detail

Office/Training Centre



Rent

£53,000 pax



Size

646.79 sq m (6,962 sq ft)



Location

Lincoln, LN6 3LQ



Property ID

#1223478/2025L

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)
Surveyor

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Property

The property comprises a ground floor training centre within a detached modern office building with ample parking available for the tenant.

The premises are currently laid out to provide 7 well-furnished classrooms, male and female WCs, a shower room, kitchen and large meeting room.

Each room is carpeted throughout, has a suspended ceiling, painted plastered walls and heating/cooling systems.

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
Total NIA	646.79	6,962

Energy Performance Certificate

Rating: C67

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and 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: £60,000

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

Rent

£53,000 per annum exclusive

Service Charge

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

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

Eden House is prominently located on Whisby Road, part of the South West Business Quarter of Lincoln, 6 miles south west of the City Centre.

The industrial estate is located within ½ mile of the A46, an arterial route into Lincoln. The A46 provides a convenient transport link to the A1 thereafter.

The property is in close proximity to various commercial developments and business parks with notable occupiers such as Siemens, Lindum and various car dealerships.







