SUBSTANTIAL FREEHOLD WAREHOUSE OPPORTUNITY

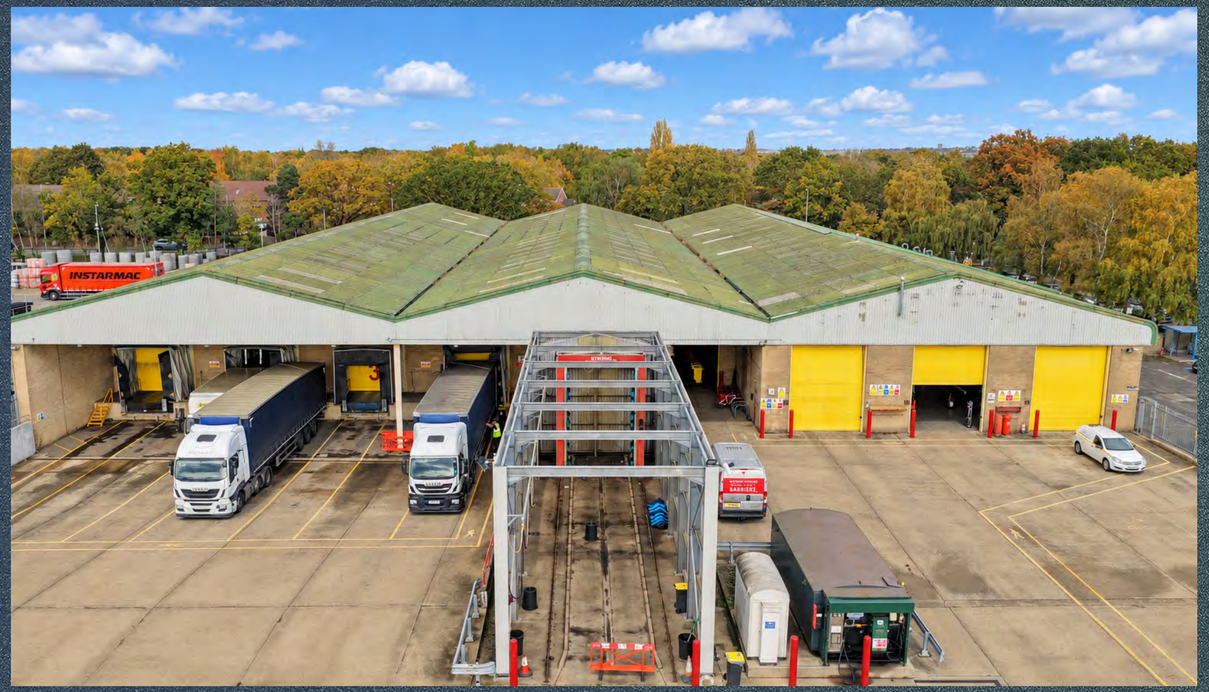


DODDINGTON ROAD LINCOLN

LN6 3JZ

RAPLEYS

BTG Eddisons





Substantial detached industrial/ warehouse facility extending to over

54,733 sq ft

Established warehouse premises offering extensive, largely

open-plan accommodation

Six dock-level

loading doors and three ground-level access doors

Warehouse accommodation with an approximate height of

5.5m to haunch

Ancillary offices, staff amenities, vehicle workshop, vehicle wash, fuel tank facilities and **self-contained yard**

Located within an established **commercial area in south-west Lincoln,** with convenient access to the A46 bypass and wider road network

Attractive opportunity for **owner-occupiers** and other purchasers seeking **adaptable warehouse accommodation,** with scope for alternative uses

(subject to necessary consents)

LOCATION

The property is situated in south-west Lincoln, within an established commercial area, a short distance from the A46 Lincoln Bypass. The surrounding area accommodates a mixture of industrial, warehousing, manufacturing, defence, motor trade and office uses.

Lincoln is a major commercial and employment centre for Lincolnshire, offering a wide range of retail, leisure and supporting services. The property is located within convenient reach of Lincoln city centre and North Hykeham, together with surrounding business parks and industrial estates.

Doddington Road provides access towards the A46 Lincoln bypass, connecting the property to the A1 at Newark and the wider regional road network. Hykeham railway station is also located nearby, with Lincoln Central providing additional regional rail services.

The property's established commercial setting, convenient transport connections and substantial existing accommodation make it an appealing opportunity for businesses looking to establish or expand their operations in the Lincoln area.



SITE DESCRIPTION

The property comprises a substantial detached industrial/warehouse building extending to over 54,733 sq ft.

The accommodation provides extensive open-plan warehouse space, together with ancillary offices, staff facilities and vehicle workshops. The main building has an approximate height of 5.5m to haunch and benefits from six dock-level loading doors and three ground level access doors, providing flexibility for servicing and distribution requirements.

Externally, the property benefits from a self-contained yard, offering space for loading, vehicle circulation and operational activities. The existing building configuration provides a practical opportunity for a range of industrial, manufacturing, storage and distribution occupiers, subject to any necessary approvals and alterations.



TRANSPORT CONNECTIONS

The property benefits from convenient connections to Lincoln, Newark and the wider East Midlands road network, with rail services available from nearby stations.

ROAD CONNECTIONS

- Doddington Road – provides the principal link towards the A46 Lincoln bypass.
- A46 Lincoln bypass – connects Lincoln to Newark and the wider regional road network.
- A1 at Newark – accessible via the A46, providing north-south and east-west connections

RAIL CONNECTIONS

- Hykeham railway station – approximately 0.5 miles from the LN6 3JZ postcode area (straight-line distance).
- Lincoln Central railway station – approximately 3 miles from the postcode area (straight-line distance).
- Regional passenger services available via the wider rail network.



ACCOMMODATION AND SPECIFICATION

The property comprises a substantial, well-maintained warehouse facility, with supporting offices and operational areas. Its existing arrangement is particularly suited to businesses seeking ready-built accommodation with a combination of warehouse space, loading facilities and a self-contained external yard. The principal features are summarised below:



Property type	Detached warehouse facility
Total accommodation	54,773 sq ft
Height	Approximately 5.5m to haunch
Dock-level loading	6 doors
Ground-level access	3 doors
Ancillary accommodation	Offices and staff amenities
Additional facilities	Vehicle workshop, vehicle wash and fuelling station facilities
External areas	Self-contained operational yard
Tenure	Freehold

All floor areas, dimensions and specifications are approximate and should be verified by interested parties.

OCCUPIER AND ALTERNATIVE USE OPPORTUNITY

The warehouse provides an opportunity to acquire a sizeable facility in an established Lincoln business location. The combination of open-plan accommodation, loading provision, offices, vehicle workshop and external yard is expected to appeal to owner-occupiers seeking a functional base for their operations.

With limited competing opportunities of this size in the local market, the property may provide a practical and potentially more cost-effective alternative to acquiring a site and constructing a new bespoke facility. Its existing configuration offers purchasers the opportunity to occupy or adapt accommodation without necessarily undertaking a full new-build programme.

The building may also be suitable for alternative industrial, manufacturing, warehousing or related commercial uses, subject to planning, regulatory approvals and the requirements of individual occupiers. Prospective purchasers are advised to undertake their own investigations into the suitability of the premises for their intended use.



TENURE
The freehold interest is offered for sale, subject to the rights, covenants and other matters affecting the title. Further title information will be made available to interested parties through the selling agents.

PLANNING
The property has historically operated as a warehouse with ancillary vehicle workshops, offices and staff amenities. Interested parties should make their own enquiries with the relevant local planning authority regarding the existing lawful use, any proposed change of use or alterations, and the consents required for their intended occupation.

EPC
EPC information is available upon request, where applicable.

VIEWINGS
All viewings are strictly by prior appointment through the joint selling agents, Rapleys and Eddisons.

OFFERS
Offers are invited for the freehold interest. Interested parties should contact the joint selling agents for details regarding the quoting price and sales process, with further information available in the data room.

BID DEADLINE
13 January 2027 at 12 noon.

ANTI-MONEY LAUNDERING
In accordance with anti-money laundering regulations, the successful purchaser will be required to provide satisfactory identification and supporting documentation before the transaction can proceed.



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