MIXED-USE CORPORATE CAMPUS

WITHAM ST HUGHS

LINCOLNSHIRE / LN6 9TN

///WORKS.AUNTS.MARCH

FOR SALE

A Substantial
Freehold Commercial &
Development Opportunity

17.93 ACRES (7.26 ha)




NEWARK-ON-TRENT
FURNITURE VILLAGE
DHL
DPD
FORMER RAF SWINDERBY
A46
LOVEROSE WAY
LINCOLN
INDURENT LINCOLN INDUSTRIAL DEVELOPMENT
CAMP RD
WITHAM ST HUGHS ACADEMY
GERMINAL GB LTD
NON-STATUTORY ALLOTMENT LAND
CAMP RD
THE MARKET LOUNGE
OFFICE
ADDITIONAL CAR PARK
POTENTIAL DEVELOPMENT LAND
WAREHOUSES
All outlines are for illustrative purposes only

LOCATION

The property is situated on Camp Road, on the edge of the village of Witham St Hughs, within the administrative areas of North Kesteven District Council and Lincolnshire County Council – circa 11 mi (17.7 km) south-west of Lincoln.

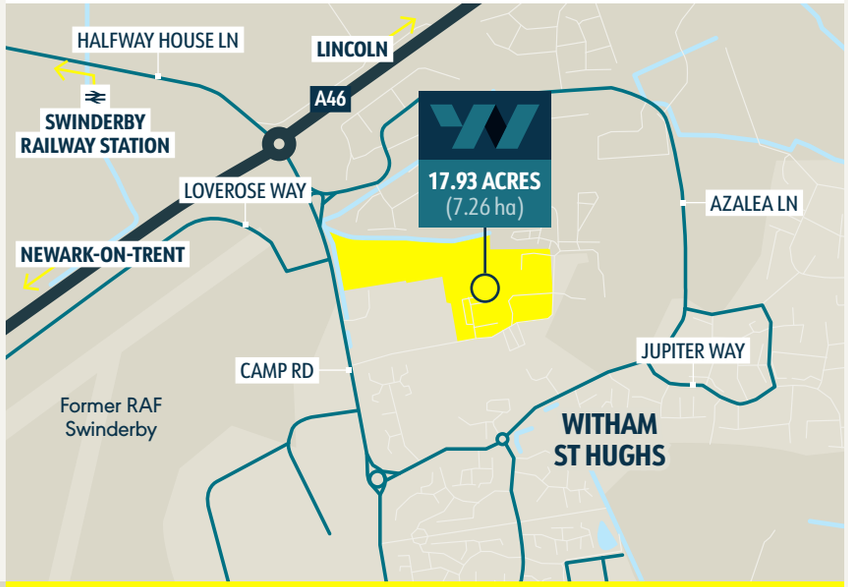


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Camp Road connects to the A46 to the north, providing direct access to Lincoln and Newark, while the A1 – linking London and Edinburgh – is accessible circa 7 mi (11.3 km) south-west via the A46.

BY ROAD

Approximate travel distances and times from the property:

Destination	mi	km	h:min
Lincoln	11	17.7	00:24
Nottingham	30	48.3	00:50
Sheffield	50	80.5	01:17
Birmingham	80	128.7	01:40

BY RAIL

Swinderby railway station lies circa 2.6 mi (4.2 km) by road to the north-west of the property, offering direct services to Newark Castle (15 min), Lincoln (16 min) and Nottingham (39 min).

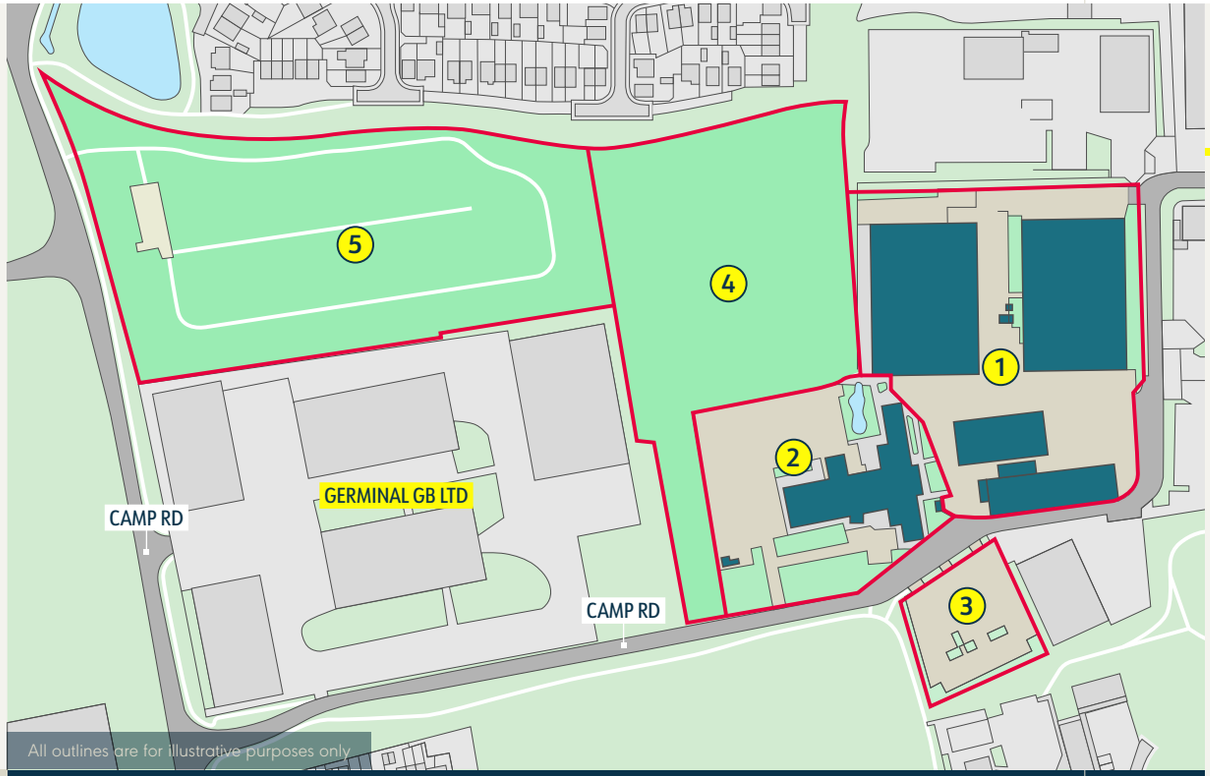
THE OPPORTUNITY

The property comprises a commercial complex providing 6 x detached industrial units, a large detached two storey office building with car parking, potential development land and non-statutory allotment land.

The property presents flexible development opportunities within an established commercial location. The neighboring housing development off Azalea Lane also makes the property attractive for alternative uses subject to planning.

The property is generally flat of regular shape and well-drained with modern swales and surface water attenuation features present across the property.





AREA

The property comprises of the following areas:

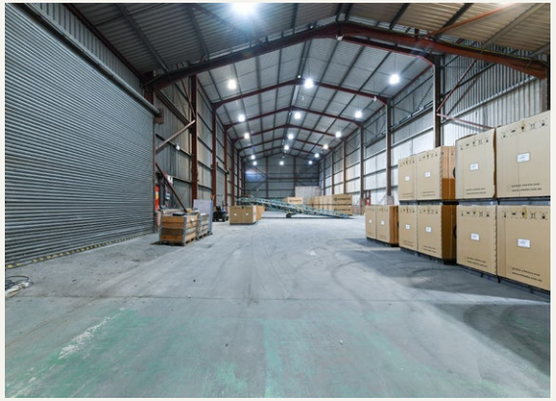
#	Area	Acres	ha
1	Warehouses	4.63	1.87
2	Office	2.46	0.99
3	Additional Car Park	0.80	0.32
4	Potential Development Land	4.16	1.68
5	Non-Statutory Allotment Land	5.88	2.38
Total		**17.93**	**7.26**

THE TOTAL LAND AREA OF THE PROPERTY IS CIRCA

17.93 ACRES
(7.26 ha)







ACCOMMODATION

EXISTING BUILDINGS

Existing buildings on the property extend to an approximate footprint of 132,229 sq ft (12,284.5 sq m) Gross Internal Area (GIA) plus additional car parking, potential development land and non-statutory allotment land. The Office and Warehouses benefit from fitted PV panels.

INDUSTRIAL	sq ft	sq m
Warehouse 1	18,374	1,707
Warehouse 2	18,417	1,711
Warehouse 3	18,525	1,721
Warehouse 4	18,159	1,687
Warehouse 5		
Ground floor	5,855	544
First floor	2,562	238
Ground floor office	3,154	293
Warehouse 6		
Ground floor	10,333	960
First floor	134	12.5
Subtotal (GIA)	**95,513**	**8,873.5**

OFFICE	sq ft	sq m
Ground floor	18,902	1,756
First floor	17,814	1,655
Subtotal (GIA)	**36,716**	**3,411**

Overall Total (GIA)	**132,229**	**12,284.5**

132,229 sq ft
(12,284.5 sq m)

INDUSTRIAL

10,467 to 18,525 sq ft (972.5 to 1,721 sq m)

The industrial complex comprises a range of buildings dating from around the 1980s, with individual unit sizes ranging from circa 10,467 to 18,525 sq ft (972.5 to 1,721 sq m) and eaves heights from 5.11 m to 10.89 m.

The units provide open-plan storage accommodation, with Warehouse 5 also benefiting from office accommodation. A canopy is positioned between the two units.

The buildings are served by a broadly central, concrete-surfaced yard, with three access points from Camp Road.

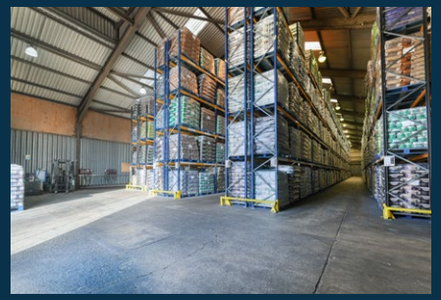
The industrial accommodation is offered with vacant possession from 1 June 2027.





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POTENTIAL DEVELOPMENT LAND

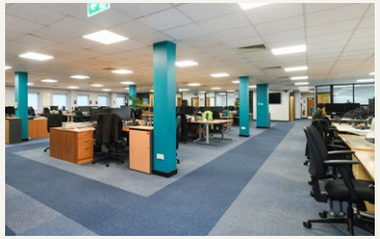
4.16 ACRES (1.68 ha)

Circa 4.16 acres (1.68 ha) of land currently laid to grass. The land benefits from a separate gated access point.


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OFFICE & ADDITIONAL CAR PARK

36,716 sq ft (3,411 sq m) GIA
CIRCA 278 CAR PARKING SPACES

The office building is brick built arranged over two storeys and also was originally built in the 1980s, with later extensions in the 1990s and 2000s. The ground floor provides a large number of cellular rooms including private offices, meeting rooms, staff canteen and a gym. There is also an open plan office area. The first floor can be accessed via 3 x stairwells and a passenger lift. It provides predominantly open plan office space along with some cellular suites.

Externally there is a large car park providing circa 163 spaces. To the south of the office building there is an additional car park providing circa 115 spaces.

The office is offered with vacant possession although there may be the opportunity for the current owner and their joint-venture partner to separately lease part of the office at open market terms.

NON-STATUTORY ALLOTMENT LAND

5.88 ACRES (2.38 ha)

Circa 5.88 acres (2.38 ha) of non-statutory allotment land.

The land is accessed via the main entrance from Camp Road. A lease is currently in place with the local Parish Council, which is holding over at a peppercorn rent and can be terminated by giving 13 months' written notice.



















WITHAM ST HUGHS



TECHNICAL INFORMATION

Access to the data room containing detailed technical due diligence will be made available by JLL upon request subject to the execution of a non-disclosure agreement (as provided by the vendor) by the vendor and a receiving party.

PLANNING

The property is predominantly allocated for employment use under allocation E25. The area currently used as non-statutory allotment land is shown as being unallocated for any specific use (i.e. 'white land').

SERVICES

We understand services are connected to the property including water and electricity.

The existing accommodation currently has a 650kVA power supply with standby generation and PV.

BUSINESS RATES

£211,925.00 p.a. for 1 April 2026 to 31 March 2027 period.

TENURE

The property is available on a freehold basis. Title information will be made available via the data room, and all parties are advised to rely on their own supplementary enquiries.

VAT

VAT will be payable on the purchase price.

ANTI MONEY LAUNDERING

All parties will be required to provide information to undertake checks to comply with the AML regulations.

LEGAL COSTS

Each party to bear their own legal costs.

GUIDE PRICE

Available from JLL upon application.

VIEWINGS

Strictly by appointment with the sole agents, JLL.

EPC

Office – B (31).
Warehouse – C (68).

FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agents:

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