Sanderson Weatherall

For Sale / To Let

High Eaves Industrial Warehouse / Potential for a variety of uses STP

74,950 sq ft /
6,963.03 sq m

Pelham House
Canwick Road
Lincoln
LN5 8HG

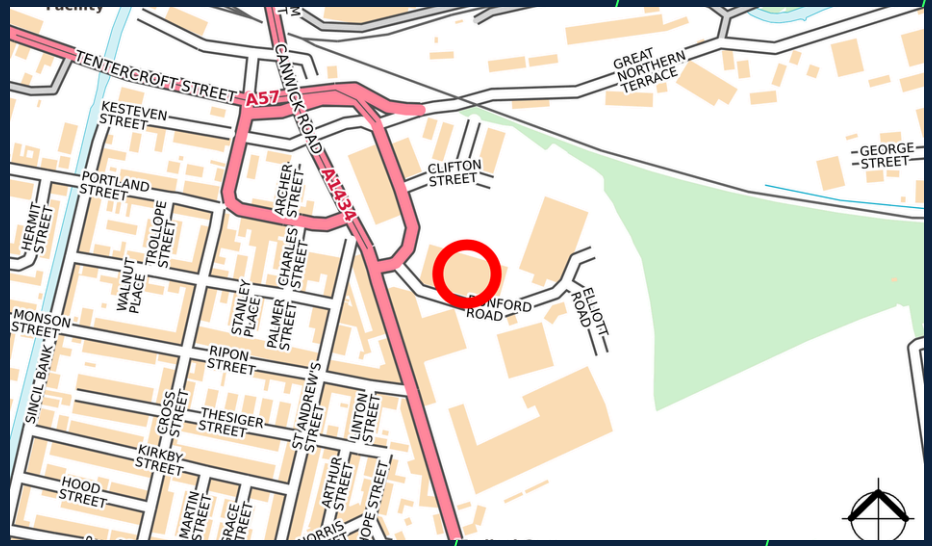
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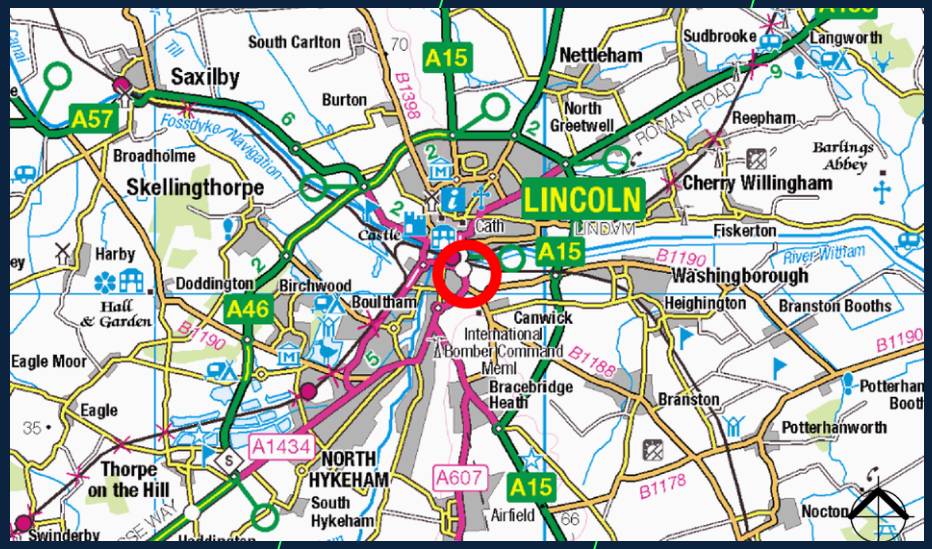


Location

Pelham House is situated on Dunford Road, within Lincoln city centre, in close proximity to the High Street and the main retail and commercial core. The property occupies a prominent position on the eastern side of Pelham Street, immediately to the south of the junction with St Mary's Street, and backs onto the Tesco Superstore car park which fronts Canwick Road. The surrounding area is characterised by a mix of civic, office, hotel, and retail uses, together with several public car parks serving the wider city centre. Lincoln Central railway station lies approximately 200 metres to the south-west, providing regular services to Newark, Nottingham, and London King's Cross. The High Street and Waterside Shopping Centre are within a short walking distance, whilst the Cathedral Quarter and the University of Lincoln campus are both located within approximately 0.5 miles, contributing to the area's established mixed-use character and strong pedestrian flow.

Lincoln is approximately 31.6 miles to the north-east of Nottingham and 32.3 miles to the south-east of Doncaster. The area has good road communications, with the subject property being located approximately 22.2 miles to the south of J4 of the M180. The property is approximately 473 metres south-east of Lincoln Central railway station. Lincoln Central railway station connects to Nottingham with a travel time of approximately 53 minutes and Doncaster with a travel time of approximately 1 hour 31 minutes.











Accommodation

Description	GIA SQ FT	GIA SQ M
Ground Floor - Warehouse / Office / Ancillary	36,750	3,414.25
First Floor	26,296	2,422.9
2nd Floor	11,904	1,105.88
Total	**74,950**	**6,963.03**

Site Area

Circa 1.54 acres (0.624 ha).

EPC

TBC

Rateable Value

The property has a rateable value of £169,000

Description

The property comprises a substantial mixed-use commercial building arranged over three internal storeys, providing a combination of showroom, office and warehouse accommodation.
To the front elevation is an extensive bathroom showroom with prominent roadside frontage, benefiting from customer access and dedicated on-site parking. The upper floors provide office accommodation and ancillary space, which could be retained for administrative use or removed to create additional storage, production or warehousing areas, subject to occupier requirements.

To the rear is a large warehouse facility featuring impressive eaves height, offering excellent cubic capacity and suitability for a range of storage, trade counter, manufacturing and distribution uses. The warehouse benefits from loading access and provides a largely open-plan working environment. Externally, the property benefits from customer and staff parking to the front together with a secure self-contained yard to the rear, providing additional storage, servicing and loading space.

Price

Offers sought in the region of **£2,000,000** for the freehold interest in the site. Leasehold price on application.

All guide prices are exclusive of VAT. Each party is to be responsible for their own cost in the transaction.

Anti Money Laundering (AML)

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Sanderson Weatherall

Viewings

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

Jonathon White
07811 100 786
jonathon.white@sw.co.uk

Jay Dhesi
07518 290 500
jay.dhesi@sw.co.uk



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