Dean Road Industrial Estate

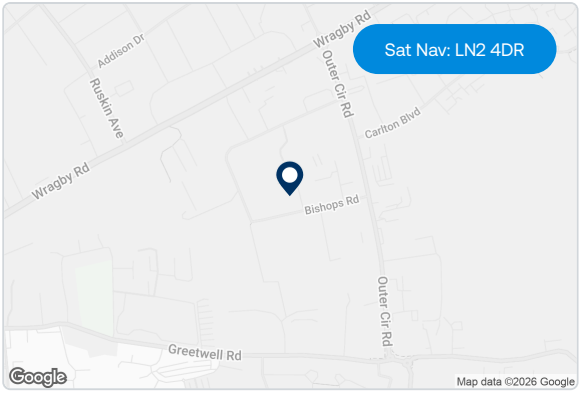
Dean Road Industrial Estate Lincoln LN2 4DR

Warehouse | 2,367 - 4,734 ft²

- Three-phase power
- LED lighting
- Roller shutter door
- Close to Lincoln city centre
- On-site parking







Description

Dean Road Industrial Estate comprises a range of industrial and warehouse units arranged across an established commercial location. The estate provides accommodation suitable for a variety of industrial, storage, distribution and trade counter occupiers. Units are available in a range of sizes and benefit from loading access, circulation space and on-site parking. The estate offers occupiers a well-connected business location with convenient access to Lincoln city centre and the wider strategic road network.

Location

Dean Road Industrial Estate is situated within the established Bishops Road commercial area, approximately one mile north-east of Lincoln city centre. The estate benefits from excellent connectivity to the A15, A46 and Lincoln Eastern Bypass, providing access throughout Lincolnshire and the East Midlands. The surrounding area is home to a variety of industrial, trade counter and business occupiers, making it one of Lincoln's principal employment and commercial locations.

Further information

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
5	Warehouse	2,367	08/12/2026	1,586	C
7	Warehouse	2,367	08/12/2026	1,586	C
Total		4,734			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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