Lot 31, Witham Park House, Waterside South, Lincoln, Lincolnshire LN5 7JN

For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)



Freehold Office and Development Opportunity

www.acuitus.co.uk

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Property Information

Freehold Office and Development Opportunity

- Substantial office building
- Development & asset management potential (subject to consents)
- Floor area of approx. 5,841.92 sq m (62,881 sq ft) excluding Health Club and Oak House
- Site area of approx. 2.10 Ha (5.19 acres)
- Property includes extensive car parking
- An obligation to maintain a bridge over the River Witham forms part of the sale
- Situated 0.5 south-east of Lincoln city centre
- Located within Witham Park, an established complex comprising a number of commercial and industrial buildings

Lot
31

Auction
10th December 2026

Rent
£22,672 per Annum Exclusive
with 5,322.80 sq m (57,294 sq ft) of space to be let

Sector
Office, Development

Status
Available

On Behalf of a Major Fund

Auction Venue
Live Streamed Auction

Location

Miles	30 miles north-east of Nottingham, 37 miles south of Scunthorpe, 40 miles south-east of Sheffield
Roads	A15, A1, M180
Rail	Lincoln Railway Station
Air	East Midlands Airport

Situation

The property is located in Lincoln, the administrative and principal commercial centre of Lincolnshire. Lincoln is an established university city with a broad retail, commercial and leisure offering. The property is situated at Witham Park, close to the River Witham and approximately half a mile south-east of the city centre. The surrounding area includes a mixture of office, commercial and leisure uses, with Lincoln Central railway station, the Cornhill Quarter and the city's principal shopping facilities within walking distance.

Tenure

Freehold.

Description

The property comprises a substantial office building providing a range of individual office suits, a gym/health club and Oak House/offices. The building extends to approximately 5,841.92 sq m (62,881 sq ft) excluding the Gym/Health Club and Oak House.

The property has a total site area of approximately 2.10 ha (5.19 acres) along with extensive car parking. An obligation to maintain a bridge over the River Witham forms part of the sale (please refer to the Legal Pack).

VAT

VAT is applicable to this lot.

DISCLAIMER
These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

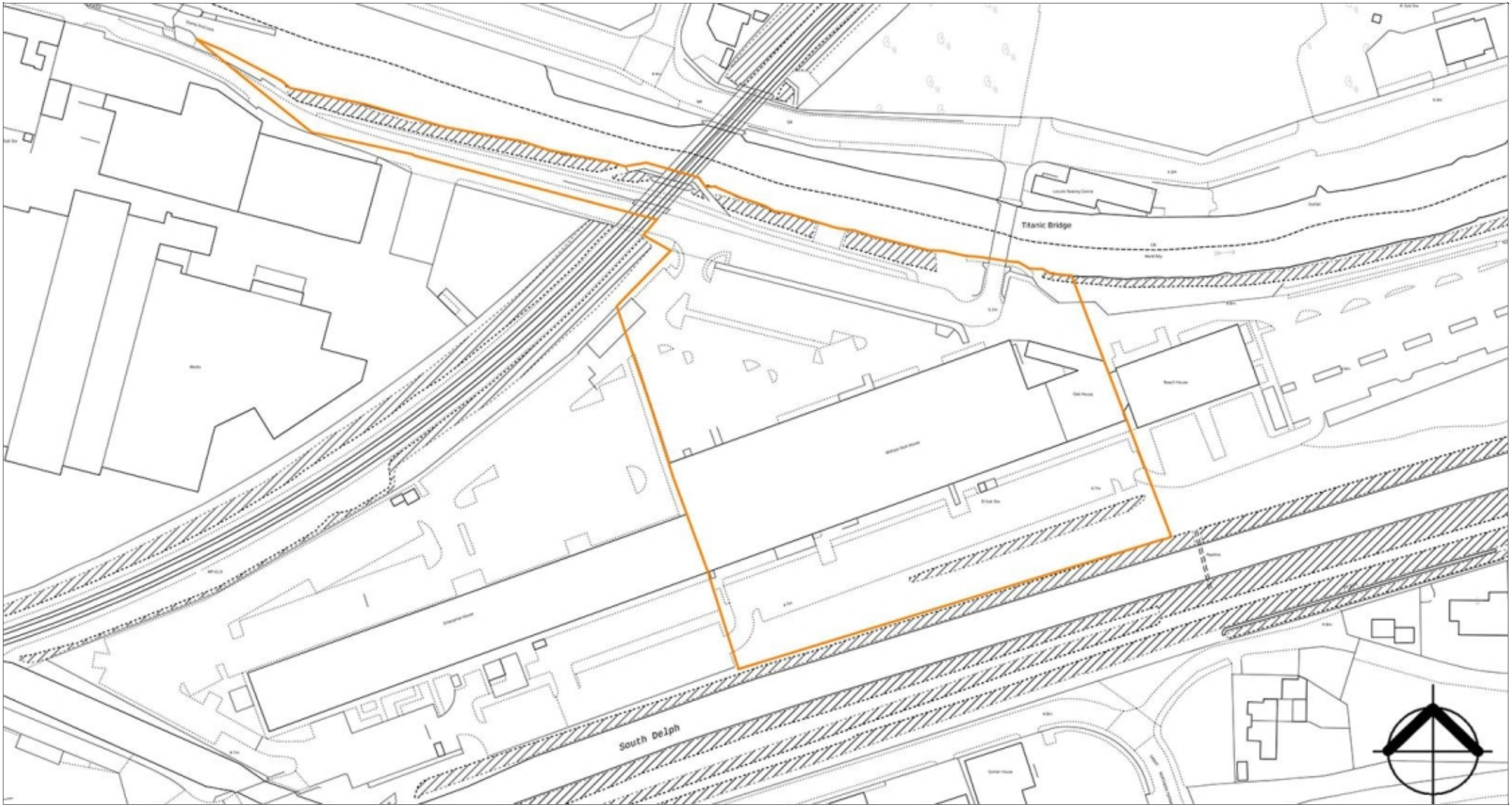
Tenancy & Accommodation

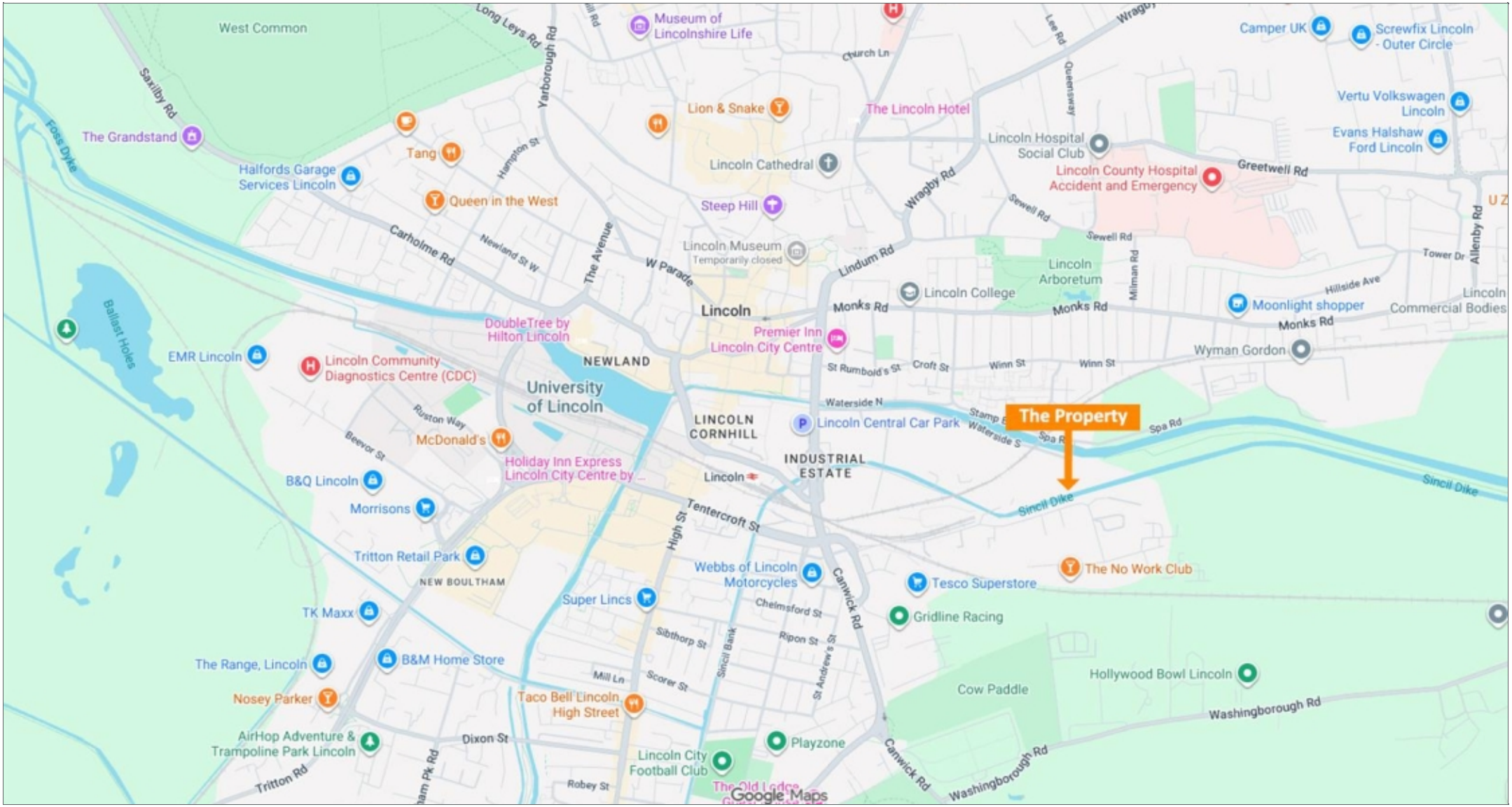
Unit	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Unit 11	Office	298.47	(3,212)	SAGE CARE LIMITED	5 years from 23/07/2024	£22,672
Unit 3	Store/Ancillary	220.65	(2,375)	CHILDREN'S LINKS	12 years from 28/09/2015	-
Unit 1 Unit 2 Unit 4 & 7 Unit 10 Unit 12 & 13 Unit 14 Unit 15 Unit 16	Office Office/Ancillary Office/Ancillary Office/Ancillary Office/Ancillary Office/Ancillary Office/Ancillary Office Ancillary	316.04 523.87 1,686.15 319.58 431.02 926.32 403.40 716.42	(3,401) (5,638) (18,149) (3,439) (4,639) (9,970) (4,342) (7,711)	VACANT	-	-
Health Club	Gym/Club with Car Parking	-	-	DIVOP LIMITED	999 years from 23/02/1999	Peppercorn
Oak House	Office with Car Parking	-	-	LINCOLNSHIRE COUNTY COUNCIL	999 years from 13/11/2001	Peppercorn
Total		**5,841.92**	**(62,881)**			**£22,672**

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).


Main Entrance




Titanic Bridge
South Delph


The Property
West Common
Museum of Lincolnshire Life
Camper UK
Screwfix Lincoln - Outer Circle
Vertu Volkswagen Lincoln
Evans Halshaw Ford Lincoln
The Grandstand
Halfords Garage Services Lincoln
Tang
Queen in the West
Lion & Snake
The Lincoln Hotel
Lincoln Cathedral
Steep Hill
Lincoln Museum
Temporarily closed
Lincoln Hospital Social Club
Lincoln County Hospital Accident and Emergency
Greetwell Rd
Lincoln
Lincoln College
Lincoln Arboretum
Moonlight shopper
Lincoln Commercial Bodies
Wyman Gordon
DoubleTree by Hilton Lincoln
Premier Inn Lincoln City Centre
EMR Lincoln
Lincoln Community Diagnostics Centre (CDC)
NEWLAND
University of Lincoln
LINCOLN CORNHILL
Lincoln Central Car Park
McDonald's
Holiday Inn Express Lincoln City Centre by ...
INDUSTRIAL ESTATE
B&Q Lincoln
Morrisons
Tritton Retail Park
NEW BOULTHAM
Webbs of Lincoln Motorcycles
Tesco Superstore
The No Work Club
Super Lincs
Gridline Racing
TK Maxx
The Range, Lincoln
B&M Home Store
Nosey Parker
Taco Bell Lincoln High Street
Hollywood Bowl Lincoln
Cow Paddle
AirHop Adventure & Trampoline Park Lincoln
Playzone
Lincoln City Football Club
Washingborough Rd
Tritton Rd
Dixon St
Robey St
Google Maps

Contacts

Acuitus

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Archie Martine
+44 (0)20 7034 4858
+44 (0)7377 803 408
archie.martine@acuitus.co.uk

Seller's Solicitors

15 Atholl Cresent
Edinburgh
EH3 8HA

Nicky Clemence
(0)131 322 3899
nicky.clemence@burnesspaull.com

Callum Donald
0141 273 6844
callum.donald@burnesspaull.com

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2026