

1 Alumina Court, Tritton Road, Lincoln **LN67QY** 

#5237/2024A



# 1 Alumina Court

Tritton Road, Lincoln, LN6 7QY



## For Viewing & All Other Enquiries Please Contact:



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OVERVIEW

**DESCRIPTION** 

LOCATION

**IMAGES** 

PLANS

## **Property**

The property comprises an HQ style office building with a mix of open plan and cellular offices over ground and first floor levels with lift and stair access. It is finished to a modern standard with carpeted floors, painted plastered walls, suspended ceilings with inset lighting and air conditioning.

Externally there are 25 allocated parking spaces.

#### Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft²
Ground Floor	279	3,000
First Floor	279	3,000
Total NIA	558	6,000

## **Energy Performance Certificate**

Rating: B50

#### **Services**

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

## **Town & Country Planning**

We understand that the property has consent for uses falling within Class E(g) (i) (Offices) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations to the Local Planning Authority.

#### **Rates**

Charging Authority: City of Lincoln Council
Description: Office and Premises

 Rateable value:
 £61,500

 UBR:
 0.512

 Period:
 2023-2024

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

#### **Tenure**

The property is available **To Let** by way of an assignment/sub-lease of the existing lease, which is for a term due to expire 2025

#### Rent

£60,000 per annum exclusive

## **Service Charge**

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

#### **VAT**

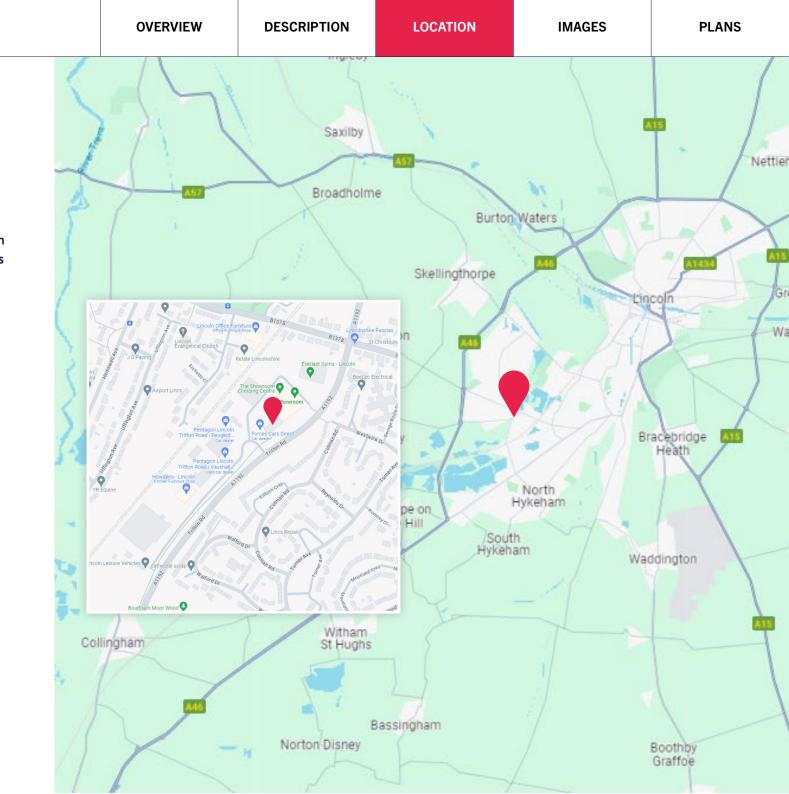
VAT may be charged in addition to the rent at the prevailing rate.

### **Legal Costs**

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Location

The property occupies a prominent position on Tritton Road, Lincoln. Neighbouring occupiers include DW Sports, Forces Cars Direct and Pentagon.





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