



**3 Crusader Road, Lincoln  
LN6 7AR**

#1221641/2024J

# 3 CRUSADER ROAD

LINCOLN, LN6 7AR



Agreement

To Let



Detail

Prominent Office



Rent

£100,000 pax



Size

998.26 sq m (10,745 sq ft)



Location

Lincoln, LN6 7AR



Property ID

#1221641/2024J

**For Viewing & All Other Enquiries Please Contact:**



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## Property

The property comprises a detached office building providing accommodation over two floors, with lift/stair access and ancillary staff/WC facilities.

The offices provide a range of open plan suites and private offices finished with inset lighting/air conditioning, carpet flooring, suspended ceilings and painted plastered walls throughout.

There is a self-contained car park with 70 car 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>	ft <sup>2</sup>
Ground Floor	484.90	5,219
First Floor	513.36	5,526
Total NIA	998.26	10,745

## Energy Performance Certificate

Rating: 74C

## 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 (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

## Rates

**Charging Authority:** City of Lincoln Council  
**Description:** Office and Premises  
**Rateable value:** £97,000  
**UBR:** 0.546  
**Period:** 2024-2025

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 a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

**£100,000 per annum exclusive**

## Service Charge

A service charge may be levied to cover any common part expenditure for the wider business park.

## 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.

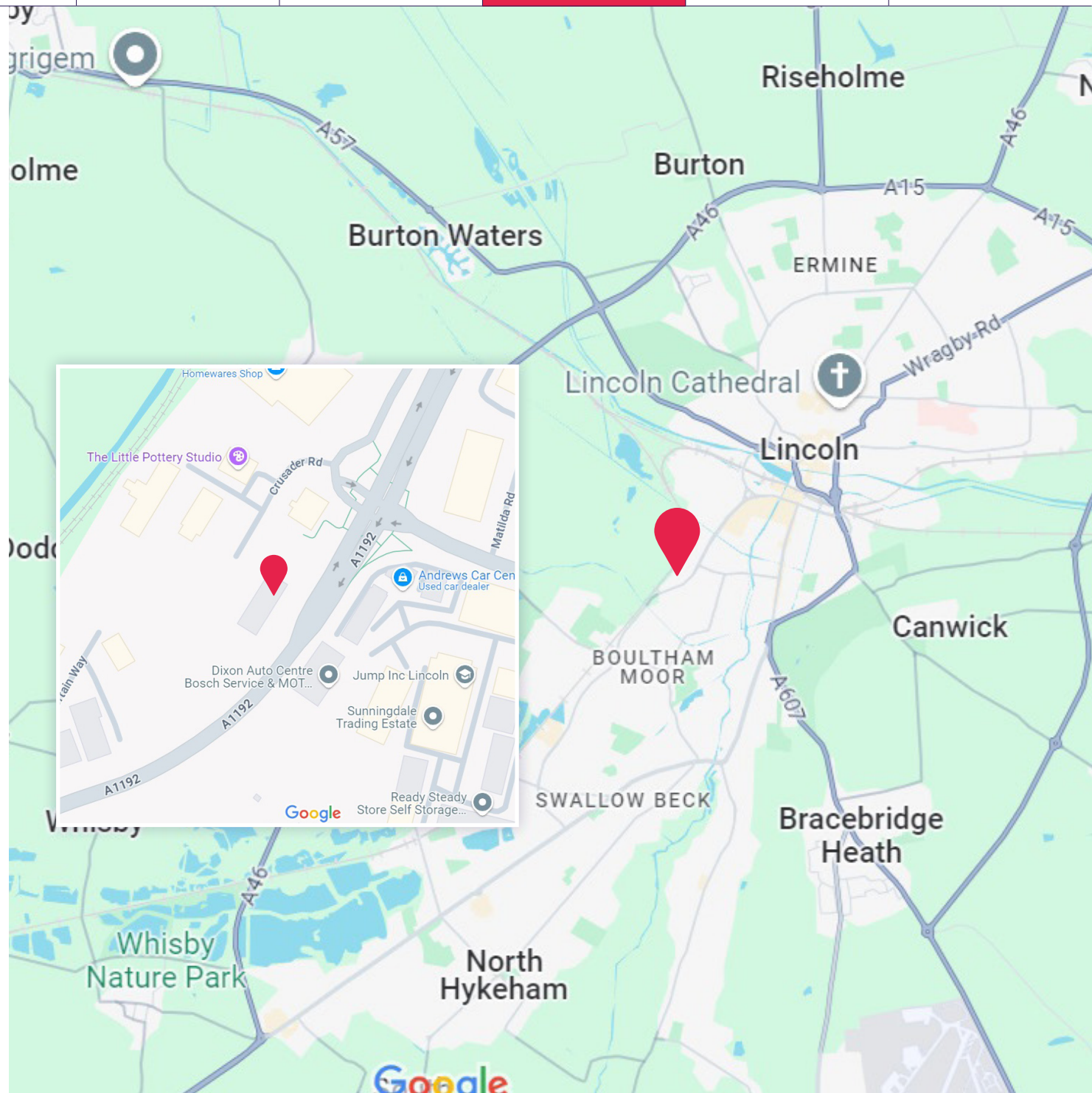
## Anti-Money Laundering

In Accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

## Location

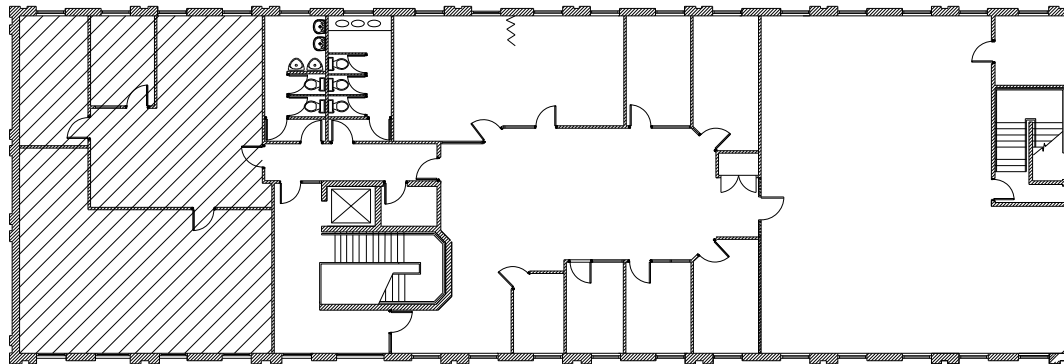
The property is located just 1.7km from Lincoln City Centre and is adjacent to Valentine Retail Park on Crusader Road, which houses many national retailers. The office park is surrounded by a range of other shopping and leisure amenities.

The location provides quick access to the Lincoln bypass, which in turn leads to the A46 dual carriageway and A1 thereafter.









**KEY**

**DESK OCCUPANCY**

BM = Branch Manager	ABM = Assistant Branch Mngr
CM = Cash Manager	POD = POD operator
REC = Reception	PB = Personal Banker
LBM 3/4/5 = Local Business	PREM = Premier Banking
BFP = Barclays Financial Planner	BHF = Barclays Home Finance
SBO = Student Banking Officer	MU = Multiple Use

**COMMUNICATIONS OCCUPANCY**

Desktop Phone	L = Lift Phone
SP = Service Phone	S = Spider Phone
CMB = Call My Branch	
CO = Coordinator	
Desktop PC	AF = Advisor Finder
TW = One World	
T = Training	

**NOTE**

This drawing has been prepared from historical information that cannot be guaranteed accurate. Responsibility is not accepted for errors made by others. In scaling from this drawing, All construction information should be taken from figured dimensions only. All dimensions should be checked on site prior to the manufacture of any components.

**HATCHING**

	New Secure partition wall		Amfco Stone Effect Flooring
	New Fire Resistant Secure Partition wall		Amfco Steamed Ash Flooring
	New Partition wall		Barrier matting
	New Fire Resistant Partition wall		2008 Hard Flooring 1200x600
	Book Room Secure wall		2008 Hard Flooring 600x300
	Existing Partition wall		Area not In scope
	Solid wall		
	Dry Lining		

DATE: REV: DRAWN: CHECKED: NOTES:

Project  
**LINCOLN TRITTON ROAD**

CITY OFFICE PARK  
TRITTON ROAD, LINCOLN  
LN6 7AR  
PIM No.14391

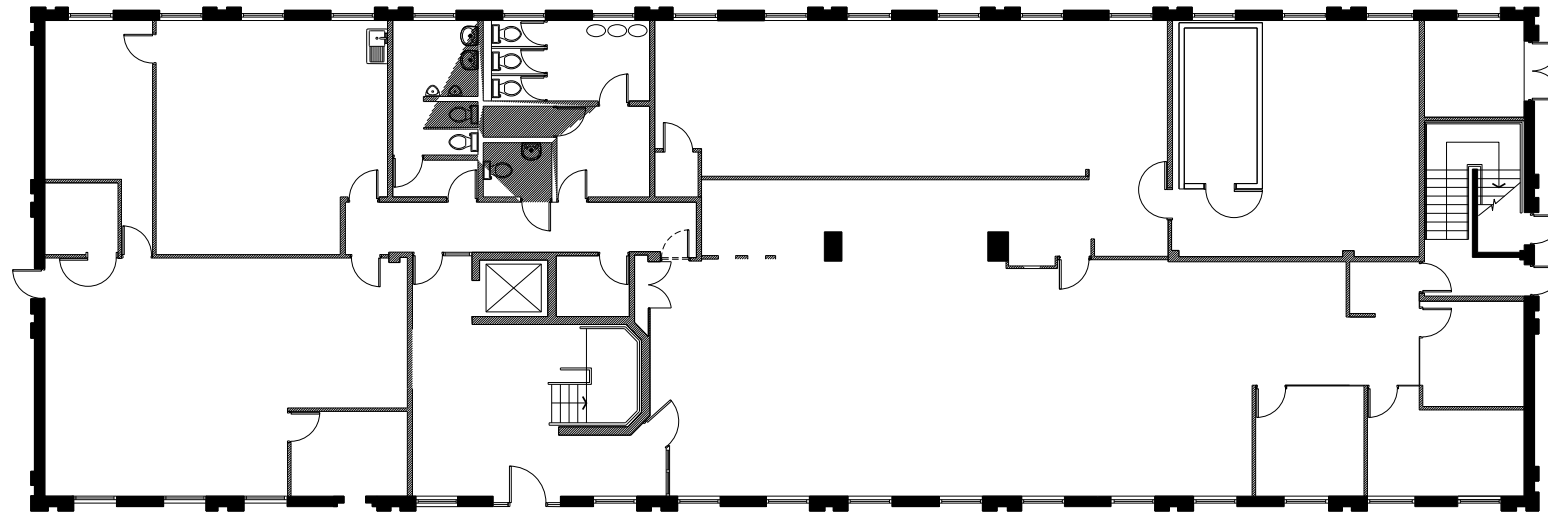


Drawing Title  
**FIRST FLOOR LAYOUT  
AS FIXED  
REFRESH 2010**

Branch Sort Code 20-50-21	Branch ID 00	Supplier Project No
Scale 1:200@A3	Drawn MCK	Checked AJB
Drg.No 174-166-291	Date AUG '10	Revision

Barclays FM Project No.

Area Schedule (m <sup>2</sup> and ft <sup>2</sup> )	Old Customer		New Customer		Existing Bank Office		New Bank Office		Other Bank Area		Customer Gals		Internal Area		Gross Area	
	(m <sup>2</sup> )	(ft <sup>2</sup> )	(m <sup>2</sup> )	(ft <sup>2</sup> )	(m <sup>2</sup> )	(ft <sup>2</sup> )	(m <sup>2</sup> )	(ft <sup>2</sup> )	(m <sup>2</sup> )	(ft <sup>2</sup> )	(m <sup>2</sup> )	(ft <sup>2</sup> )	(m <sup>2</sup> )	(ft <sup>2</sup> )	(m <sup>2</sup> )	(ft <sup>2</sup> )
Ground	207.19	2230	207.19	2230	328.81	3538	328.81	3538	42.3	456	0	0	284.34	3090	631.02	6792
Fit	136.44	1460	136.44	1460	325.29	3500	325.29	3500	82.3	886	0	0	386.25	4171	816.25	8697
Total Area	343	3720	343	3720	654	7038	654	7038	125	1342	0	0	670.59	7261	1447.27	15489



- Drawings dimensions shown here are for information only. All dimensions should be checked on site prior to the manufacture of any components. No services should pass through or over the Boxes & Parcels room. No sprinklers to be located in the Correns Room.
- HATCHING**
- New Secure Partition wall
  - New Partition wall
  - Book Room Secure wall
  - Existing Partition wall
  - Structural wall
  - Area not in scope
  - Barrier Matting
  - Banking Hall Vinyl Flooring
  - Staff Room Vinyl Flooring

AS FIXED

CONFIDENTIAL



Project  
**LINCOLN TRITTON RD**  
CITY OFFICE PARK  
TRITTON ROAD, LINCOLN  
LN6 7AR  
PIM No.14391

Drawing Title  
**GROUND FLOOR LAYOUT  
AS FIXED  
MINOR WORKS ONE OFF 2022**

Branch	Sort Code	Branch ID	Supplier	Project No
20-50-21	00	00	BY1081780-070	
Scale	Drawn	Checked	Date	
1:100@A2	PC	-	23/11/2022	
Dwg.No	BY1081780-070_002		Revision	
			-	

Architectural Practice: ISC Design Hub