



**3 Low Moor Road, Lincoln
LN6 3JY**
#10819/2024A

3 Low Moor Road

Lincoln, LN6 3JY



Agreement

To Let



Detail

All Inclusive First Floor Office
Space



Rent

£35,000 pax



Size

122.22 sq m (1,313 sq ft)



Location

Lincoln, LN6 3JY



Property ID

#10819/2024A

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)

Surveyor

jasper.nilsson@eddisons.com

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Property

The first floor is available as a whole and comprises of multiple private offices, larger office rooms and 2 conference/ training rooms.

Internally the property benefits from carpeted floors, painted plastered walls & ceilings and LED lighting throughout.

There are parking spaces allocated to the first floor, alternatively free parking is available on neighbouring streets.

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 ²	ft ²
First Floor Office (GIA)	122.22	1313.2

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(g) (i) (Offices) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations via the Local Planning Authority.

Rates

Business rates and all other costs including utilities are included in the rent.

Tenure

The property is available To Let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£35,000 per annum exclusive

The rent will cover utility bills, business rates, service charge and allocated parking spaces.

VAT

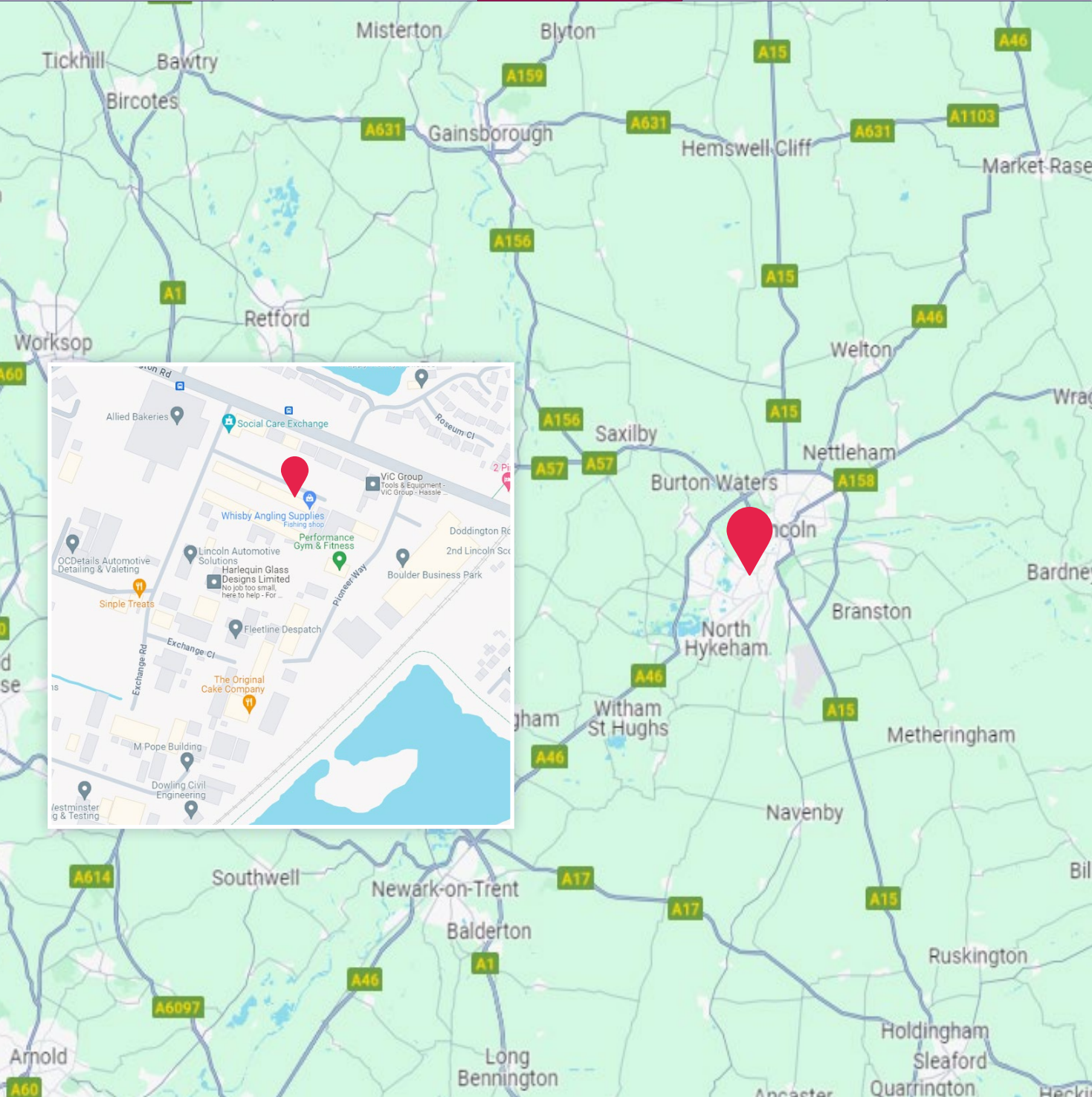
VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

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

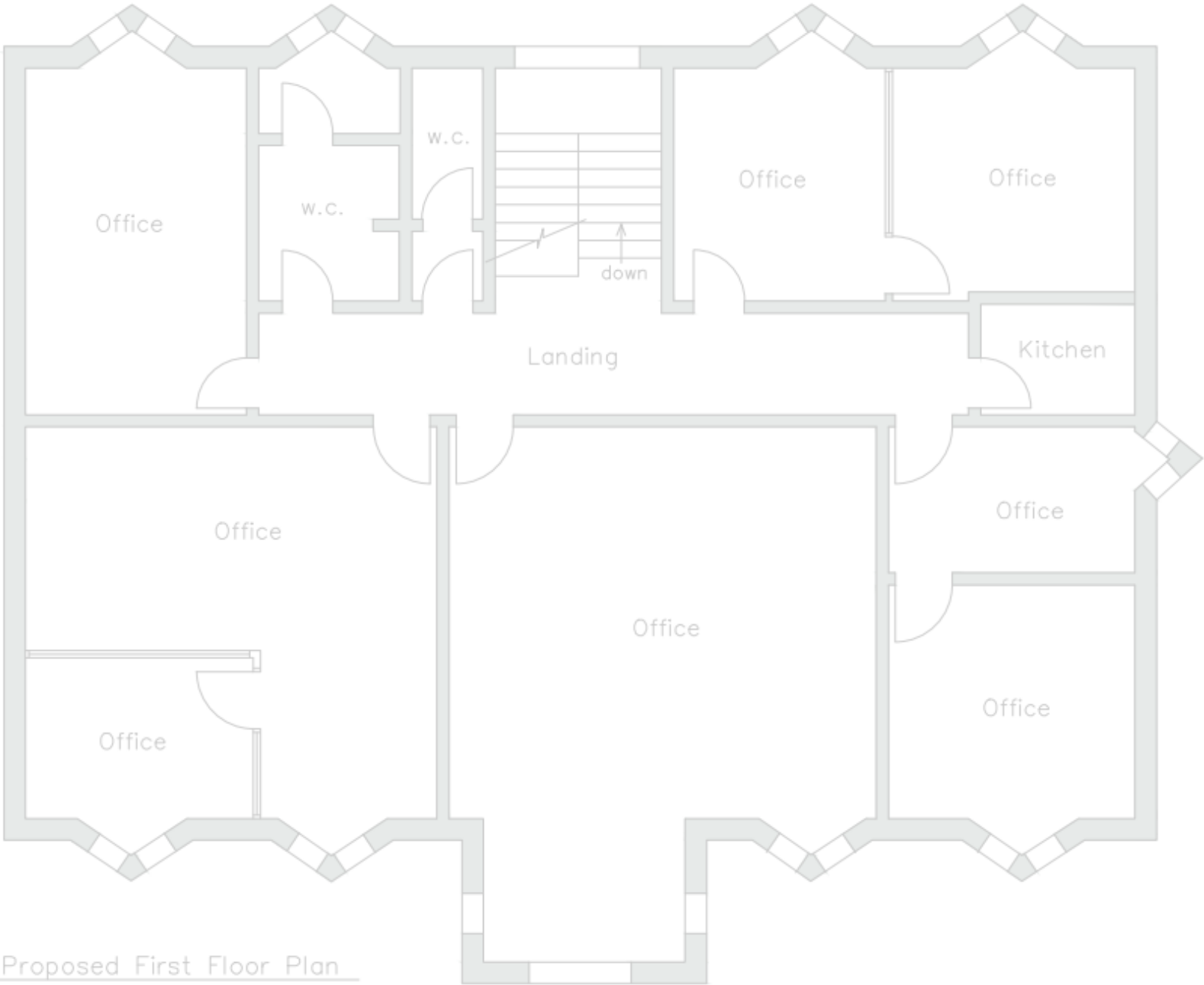
Location

The building occupies an accessible position just off Doddington Road, within the South West Business Quarter District, widely regarded as Lincoln's premier commercial and business location. The location provides quick access to the City Centre and the A46 bypass, which leads onto Newark and the A1.



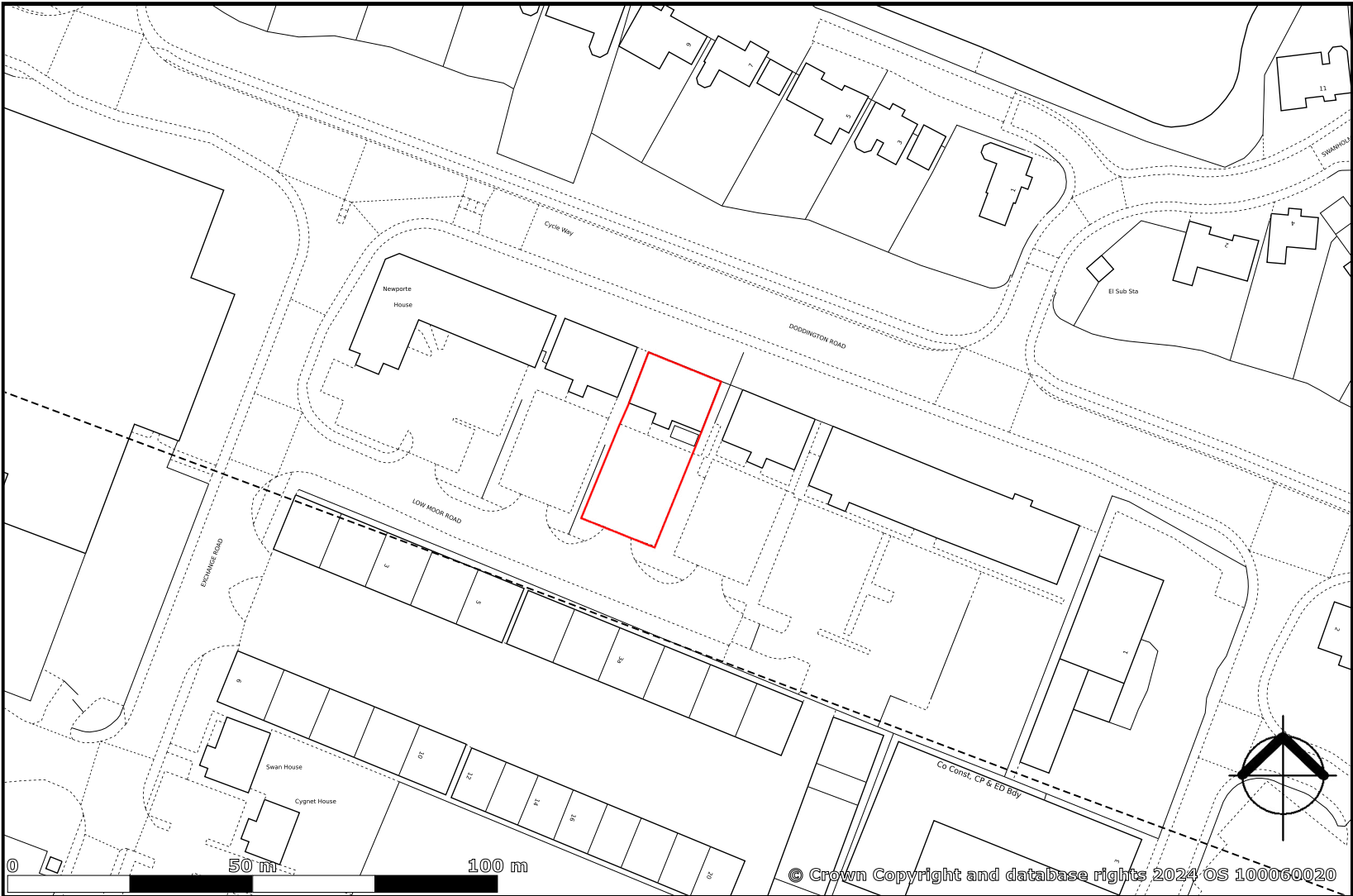






○ Proposed First Floor Plan
1:100

Lagat, Manor House, 3 Low Moor Road, Lincoln, LN6 3JY



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Plotted Scale - 1:1,250