



**3 Low Moor Road - All Inclusive Offices, Lincoln  
LN6 3JY**

#10819/2024A

# 3 LOW MOOR ROAD - ALL INCLUSIVE OFFICES

LINCOLN, LN6 3JY



Agreement

To Let



Detail

All Inclusive Office Space



Rent

From £4,500 per annum  
exclusive



Size

From 17 sq m (180 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](mailto:jasper.nilsson@eddisons.com)

07929 105395

01522 544515

## Property

The property comprises a first floor and large ground floor private office.

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.

	m <sup>2</sup>	ft <sup>2</sup>
First Floor Room	17	180
Ground Floor Room	29.26	315

## 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 offices are available To Let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

**First Floor Room - £4,500 per annum exclusive**

**Ground Floor Room - £7,875 per annum exclusive**

## VAT

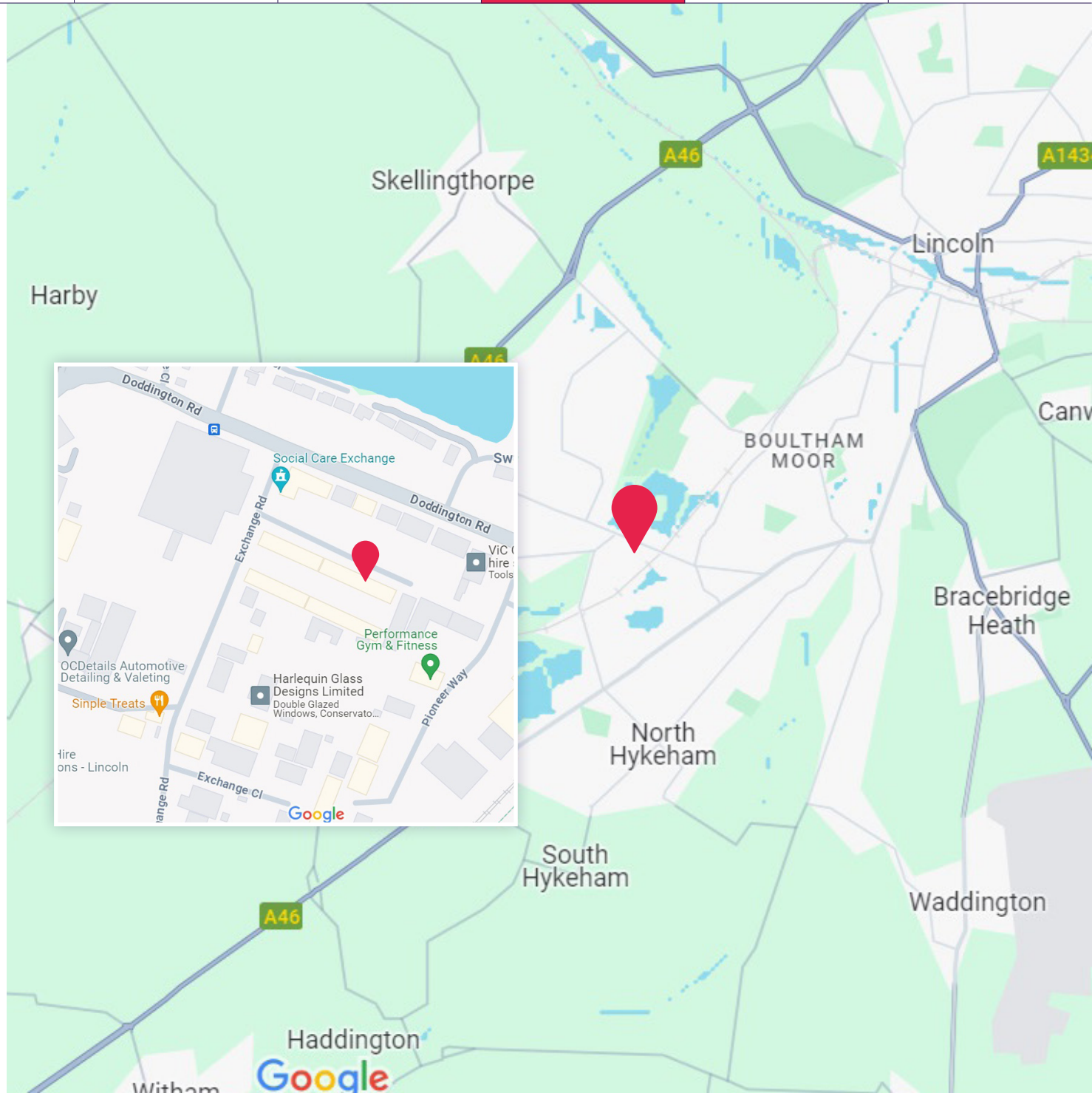
VAT may be charged in addition to the rent at the prevailing rate.

## Legal Costs

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

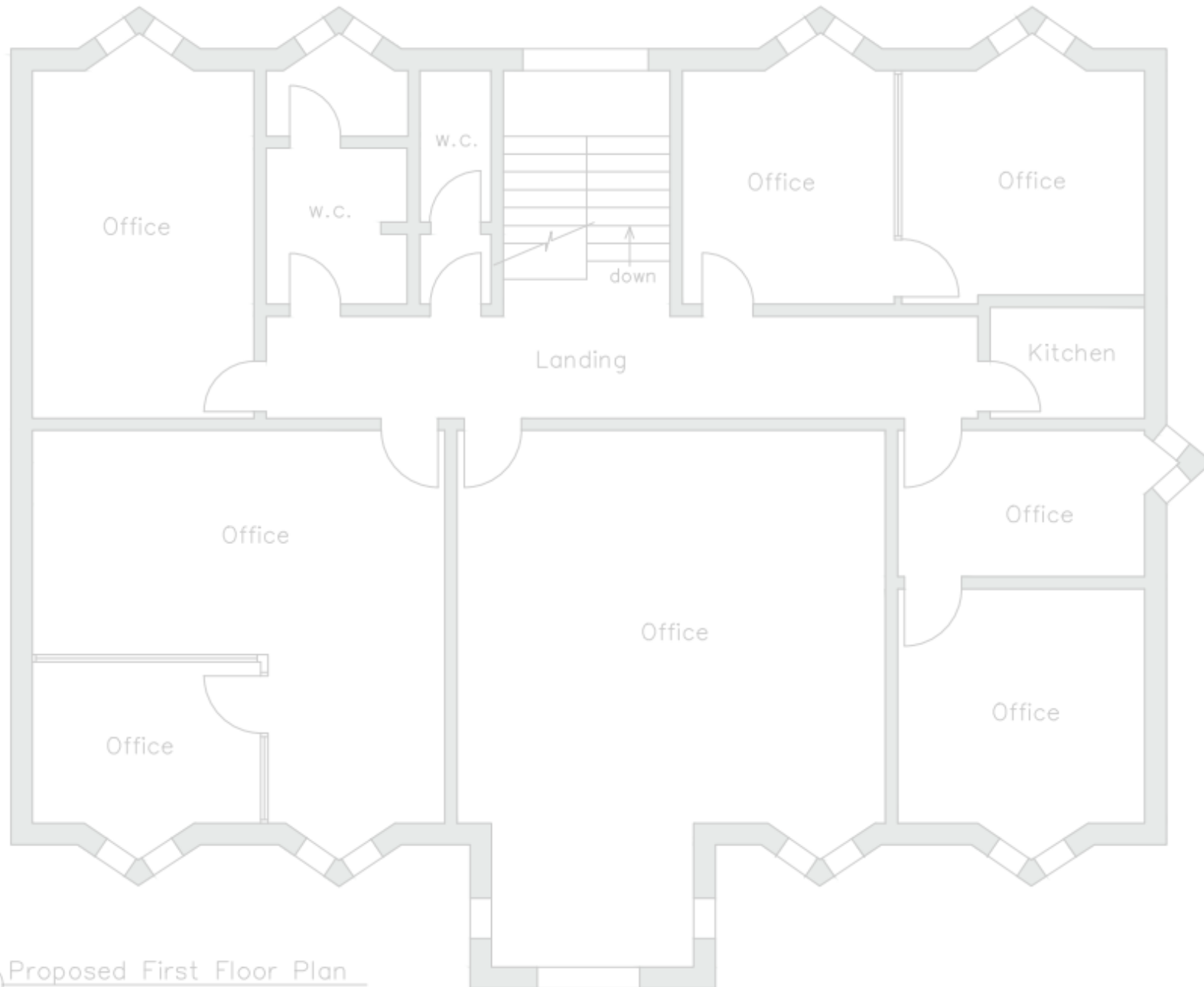
## Location

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

