

Pinnacle House, Doddington Road, Lincoln LN6 3AA #481/2023H



Incorporating Banks Long & Co

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Lincoln, LN6 3AA									
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Agreement	Detail	Rent	Size	Location	Propert	ty ID			
To Let	Prominent Offices	From £18,750 pax £7.50 per sq ft	232.25 - 2,006.24 sq m (2,500 - 21,595 sq ft)	Lincoln, LN6 3A	A #4814/2	023H			
For Viewing & All Other Enquiries Please Contact:									
			Or Our Joint Agent						



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## CAMERON MCRAE

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OVERVIEW

# Property

The property comprises a modern detached office building fronting the busy Doddington Road in southwest Lincoln.

The offices are fitted out to a high specification arranged around a central core that incorporates WCs, stair and lift to all floors. Kitchen facilities are also available.

The property offers a feature reception area and modern office specification that includes; air conditioning throughout, suspended ceilings with inset lighting, carpeted flooring, and perimeter trunking. Furniture may be available by separate negotiation.

It benefits from extensive car parking to the front and rear.

## Accommodation

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

#### Suite sizes ranging from:

232.25 - 2,006.24 sq m 2,500 - 21,595 sq ft

### **Energy Performance Certificate**

Rating: C65

### 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) (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 CouncilDescription:Offices and PremisesRateable value:To be assessed separatelyUBR:0.512Period: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 suites are is available **To Let** by way of a new Full Repairing and Insuring lease, for a period to be agreed.

#### Rent

From £18,750 per annum exclusive

## Service Charge

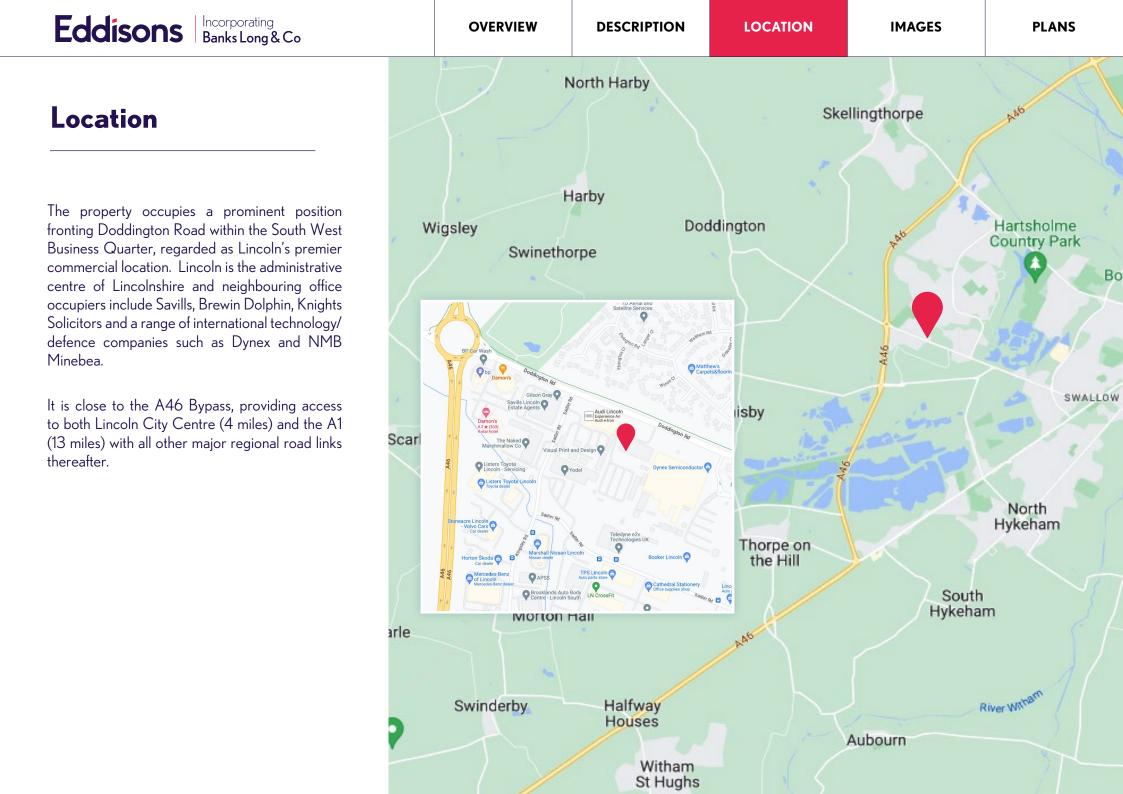
A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the building.

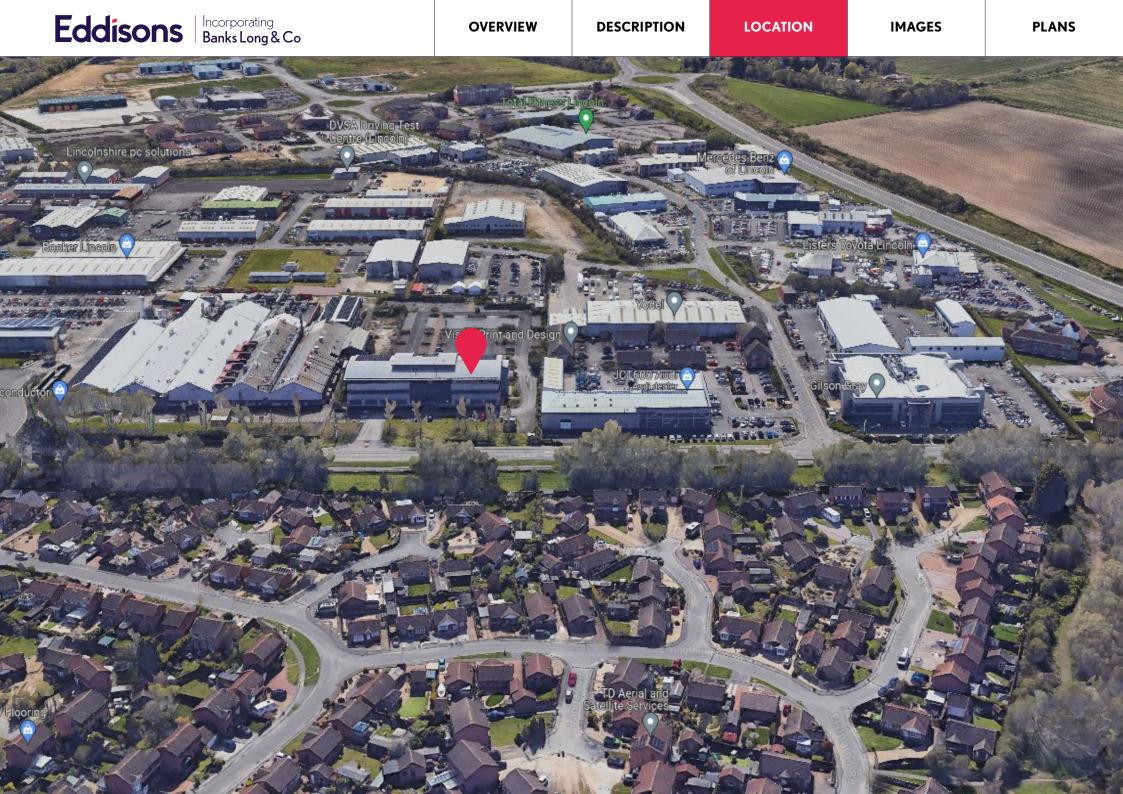
## VAT

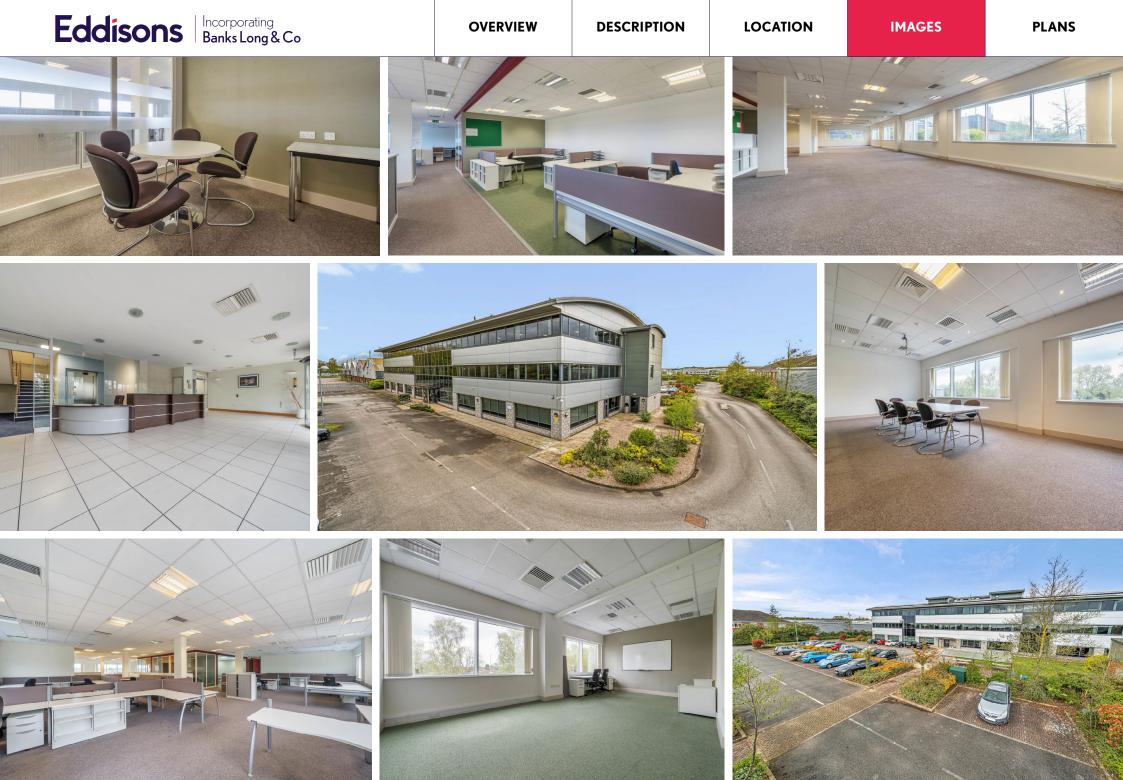
VAT will be charged in addition to the rent at the prevailing rate.

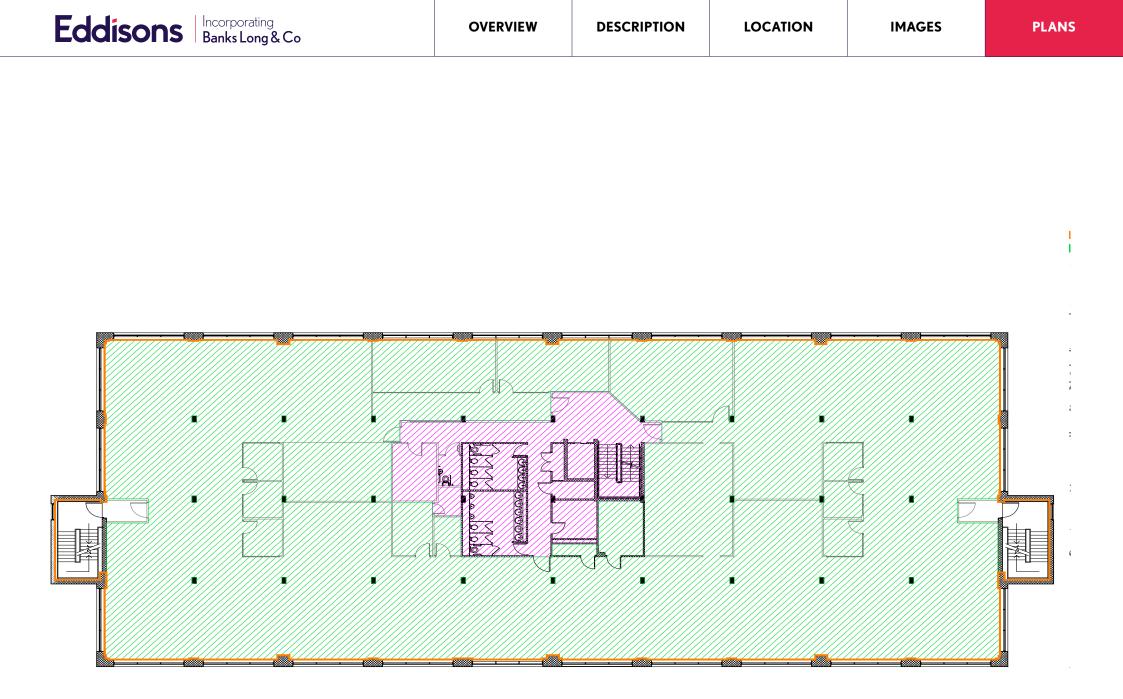
# Legal Costs

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



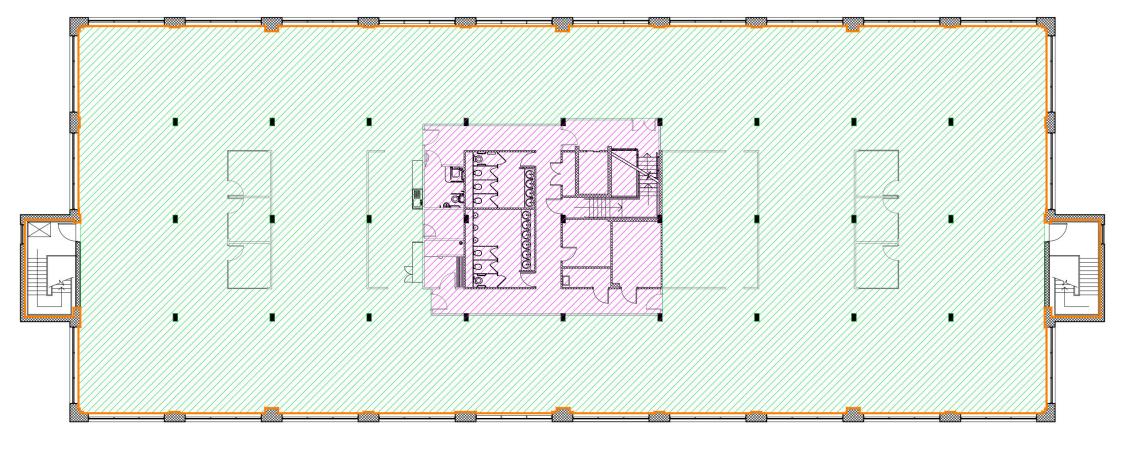






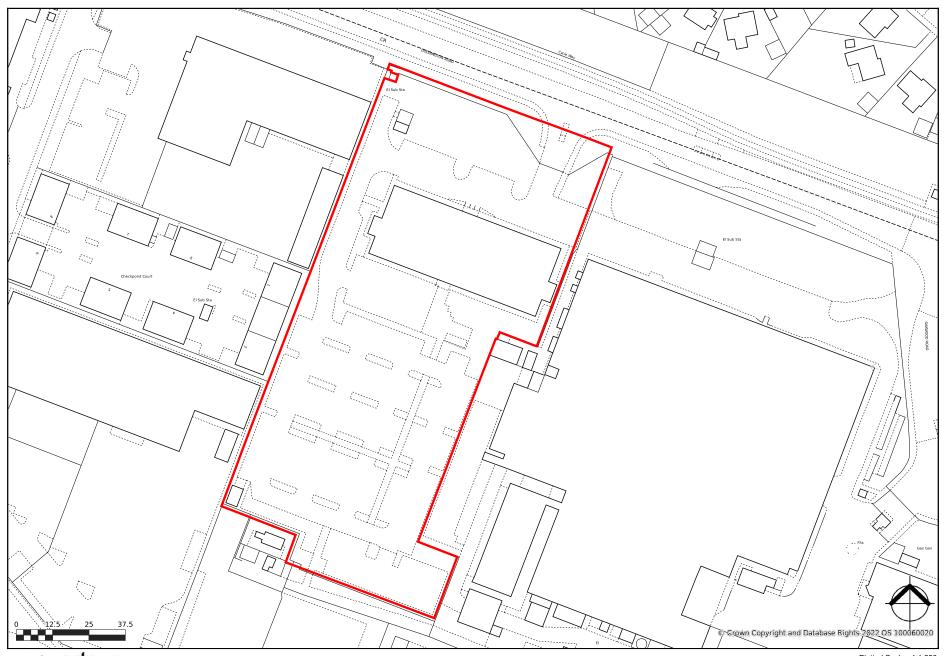


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Plotted Scale - 1:1,250