

OFFICE & LABORATORY SPACE

TO LET



Boole Technology Centre, Beevor Street
Lincoln, LN6 7FL
#308-A-3/18K/2020C/D

Eddisons

Boole Technology Centre

Beevor Street, Lincoln, LN6 7FL



Agreement

To Let



Detail

Premium Office and
Laboratory Space



Rent

On Application



Size

From 60 sq m (645 sq ft) to
156 sq m (1,679 sq ft)



Location

Lincoln, LN6 7FL



Property ID

#308-A-3/18K/2020C/D

For Viewing & All Other Enquiries Please Contact:



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Property

Boole Technology Centre is targeted at established and growing technology and science based businesses looking for secure serviced facilities in a highly collaborative environment. The available accommodation comprises a range of private offices and laboratory space within a modern multilet building. It is finished to a high specification and benefits from a range of communal facilities including breakout space, meeting rooms, manned reception/secretarial services, 24-hour access and security, high speed internet, three phase power and ample car parking.

Accommodation

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

Suites range in size from 60 sq m (645 sq ft) to 156 sq m (1,679 sq ft).

Services

We understand that mains supplies of electricity, water and drainage are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the utility service providers.

Town & Country Planning

The property has consent for office and laboratory uses falling within Class B1 of the Town & Country Planning (Use Classes) Order 1987 (as amended) as amended 2020).

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

Rates

Charging Authority: City of Lincoln Council
Description: Offices and Premises
Rateable Value: To be confirmed

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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 available **To Let** with new flexible tenancy agreements.

Rent

Rent on application.

Service Charge

A service charge is levied to cover all common expenditure.

VAT

VAT is 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

Boole Technology Centre forms part of Lincoln Science and Innovation Park, the county's only scheme dedicated to science, innovation and R&D.

It is a short walk from the amenities of Lincoln City Centre and adjacent to the established University of Lincoln campus. The position provides access to the A46 Bypass and A1 thereafter. The Western Growth Corridor will link Beavor Street with Skellingthorpe Road close to its junction with the A46 Bypass.





