

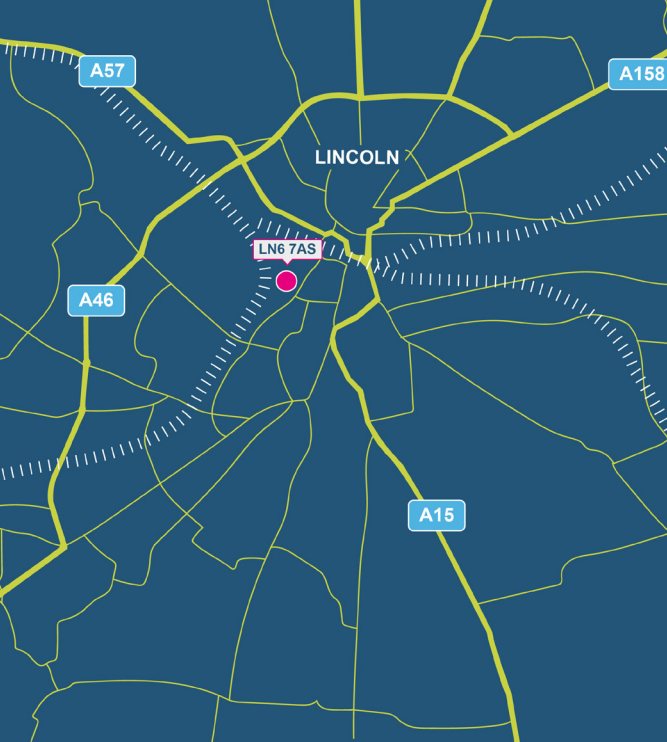


FRONT/SOUTHERN ELEVATION

# BANKS LONG & Co

DESIGN & BUILD OFFICE, CITY OFFICE PARK,  
CRUSADER ROAD, TRITTON ROAD, LINCOLN LN6 7AS

- New built to suit offices
- 525 sq m (5,658 sq ft)
- Business Park position
- Quick access to the city centre
- Allocated car parking
- Close to a range of amenities
- **FOR SALE / TO LET**



## LOCATION

The property is located at the heart of City Office Park on Crusader Road off Tritton Road, about 1½ miles south of Lincoln city centre.

The office park is surrounded by a range of shopping and leisure amenities. It is adjacent to the route of the proposed Western Growth Corridor.

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

Nearby occupiers include Barclays, IEMA and Alzheimer's Society.

## PROPERTY

The development is planned to provide a detached office of striking contemporary design with open plan floor plates over two storeys, lift/stair access and allocated staff/WC facilities. Air conditioning is to be installed.

Externally the premises will benefit from 19 car parking spaces.

## ACCOMMODATION

Architects drawings suggest that the premises will provide the following floor area:

**Total NIA: 525 sq m (5,658 sq ft)**

## SERVICES

We understand that mains supplies of water, electricity and drainage are to be made available and connected to the property.

Interested parties are advised to make their own investigations to the relevant utility service providers.

## TOWN AND COUNTRY PLANNING

We understand that the site is allocated for employment purposes, with the anticipation of Planning Consent for the Use Class falling within Class B1 (Office) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations to the Local Planning Authority.

## RATES

**Charging Authority:** City of Lincoln Council  
**Description:** Office and Premises  
**Rateable value:** TBC  
**UBR:** 0.504  
**Period:** 2019-2020

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

Property is available **FOR SALE** and **TO LET**

## PRICE/RENT

## Terms on application

## SERVICE CHARGE

A service charge may be levied to cover the upkeep and maintenance of any common parts of City Office Park.

## VAT

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

## LEGAL COSTS

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

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

**VIEWING:** To view the premises and for any additional information please contact the sole agents.

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**Ref.** 9791/2019H