



**Cygnet House, Exchange Road, Lincoln  
LN6 3JZ**

#10817/2024A

**Eddisons**

| Incorporating  
**Banks Long & Co**

# Cygnnet House

Exchange Road, Lincoln, LN6 3JZ



Agreement

To Let



Detail

Office Space



Rent

£14,000 pax



Size

120.7 sq m (1,298 sq ft)



Location

Lincoln, LN6 3JZ



Property ID

#10817/2024A

**For Viewing & All Other Enquiries Please Contact:**



**CAMERON MCRAE**  
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Surveyor

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**JASPER NILSSON**  
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## Property

The property comprises a detached office building that would be ideal for an expanding local business.

The premises provide a reception, offices, kitchen, server room and WCs over ground and first floors.

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

Externally, there is allocated 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.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	64.101	689
First Floor	56.599	609
<b>Total GIA</b>	<b>120.7</b>	<b>1,298</b>

## Energy Performance Certificate

Rating: To be assessed

## Services

We understand that mains supplies of water, electricity and drainage 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

Charging Authority: North Kesteven District Council  
Description: Office and Premises  
Rateable value: £11,750  
UBR: 0.512  
Period: 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 property is available To Let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

£14,000 per annum exclusive

## Service Charge

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

## VAT

VAT will not 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.









