

OFFICES

FOR SALE



Fidelis House, Low Moor Road, Lincoln  
LN6 3JY

#10292/2024I

Eddisons



# FIDELIS HOUSE

LOW MOOR ROAD, LINCOLN, LN6 3JY



Agreement

For Sale



Detail

Detached office building with ample car parking



Price

OIEO £895,000



Size

Building  
741.37 sq m (7,980 sq ft)

Site

0.39 hectares (0.97 acres)



Location

Lincoln, LN6 3JY



Property ID

#10292/2024I

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



**WILLIAM WALL**  
BSc (Hons) MRICS  
Director

[will.wall@eddisons.com](mailto:will.wall@eddisons.com)  
07717 546269  
01522 544515



**CHARLIE TASKER**  
Trainee Surveyor

[charlie.tasker@eddisons.com](mailto:charlie.tasker@eddisons.com)  
07974 470966  
01522 544515

## Property

Fidelis House comprises a detached office building with a central reception and two wings. The west wing is single storey with the east wing extending over two floors. The property was constructed in the mid 1990s and later extended with the construction of the two storey east wing.

The office accommodation is accessed via the reception through the car park at the front. The reception leads to a lobby and stairs that serves both floors. Kitchen and WC facilities, including disabled, are located on each floor. The toilets are a good size and well-presented.

Externally, there are 44 car parking spaces to the front of the property.

## 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>
Total NIA	741.37	7,980

## Energy Performance Certificate

Rating: C51 - valid until 8th June 2031.

## Services

We understand that mains water, electricity and drainage supplies 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 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 Council  
**Description:** Offices and Premises  
**Rateable value:** £88,500

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 property is available **For Sale Freehold**, held under two Titles - LL116235 and LL136404.

## Price

**OIEO £895,000**

## 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.

## Anti-Money Laundering

In Accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective purchasers prior to instruction of solicitors.

## Location

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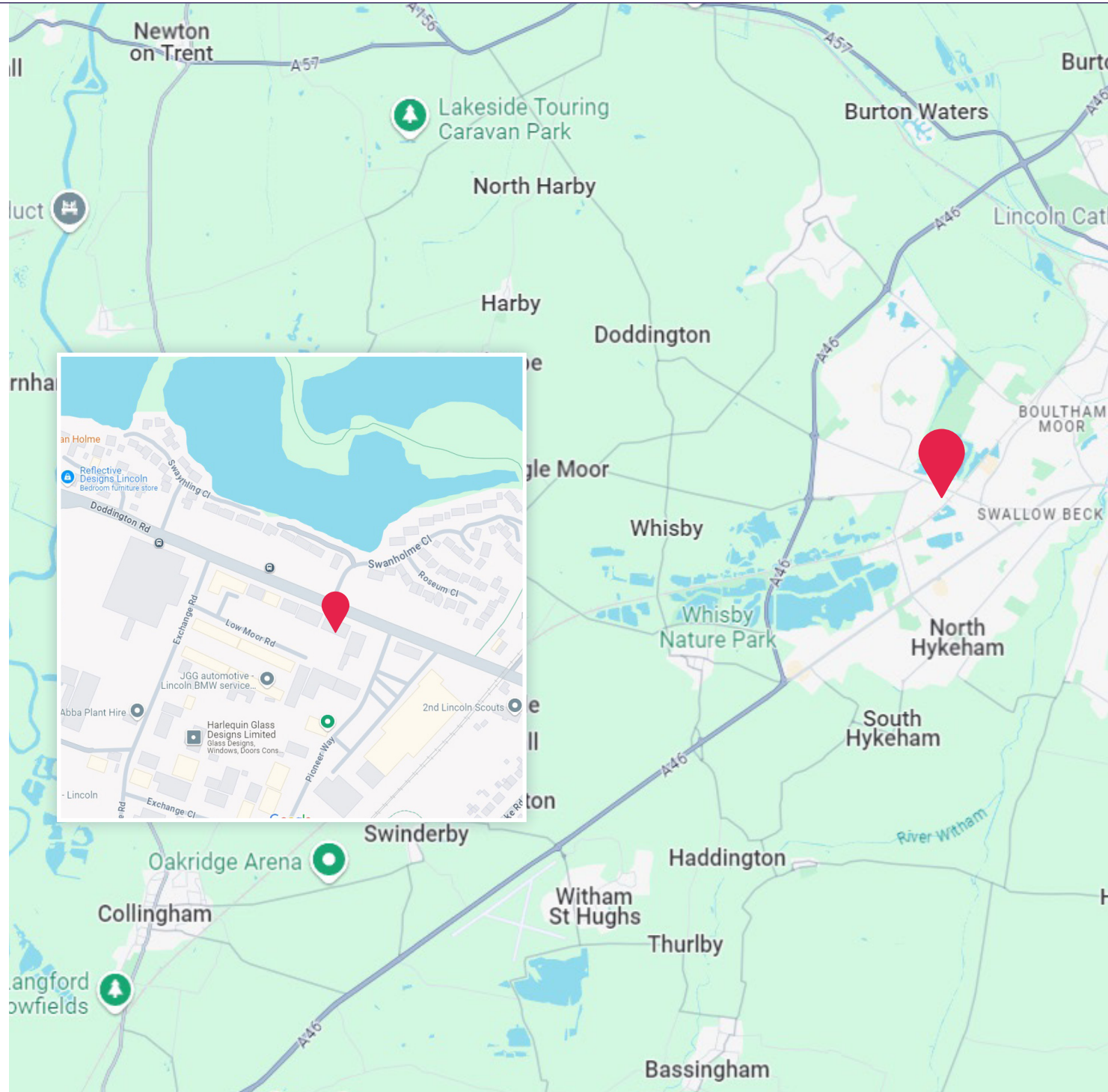
The property is located 3 miles to the south west of Lincoln and sits alongside the B1190 (Doddington Road), which is an established commercial area.

Doddington Road has good links into Lincoln via the A1192 and south towards Nottingham via the A46.

The property is accessed off Doddington Road via Exchange Road and sits adjacent to five similar office buildings on Low Moor Road. To the south, along Exchange Road, are a number of industrial units.

There is a mix of existing office occupiers including Lindum Homes, St Johns Ambulance Service and HFHC Healthcare.

The space will attract local investors, serviced office providers and local businesses who want quality affordable offices.









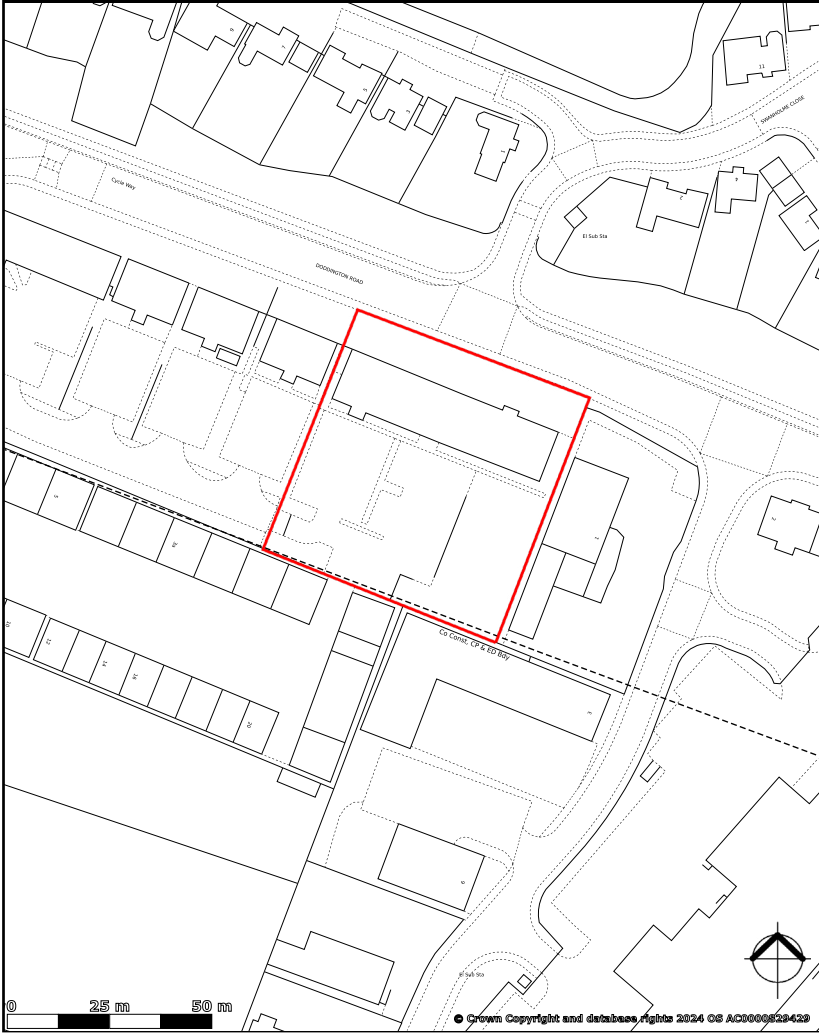




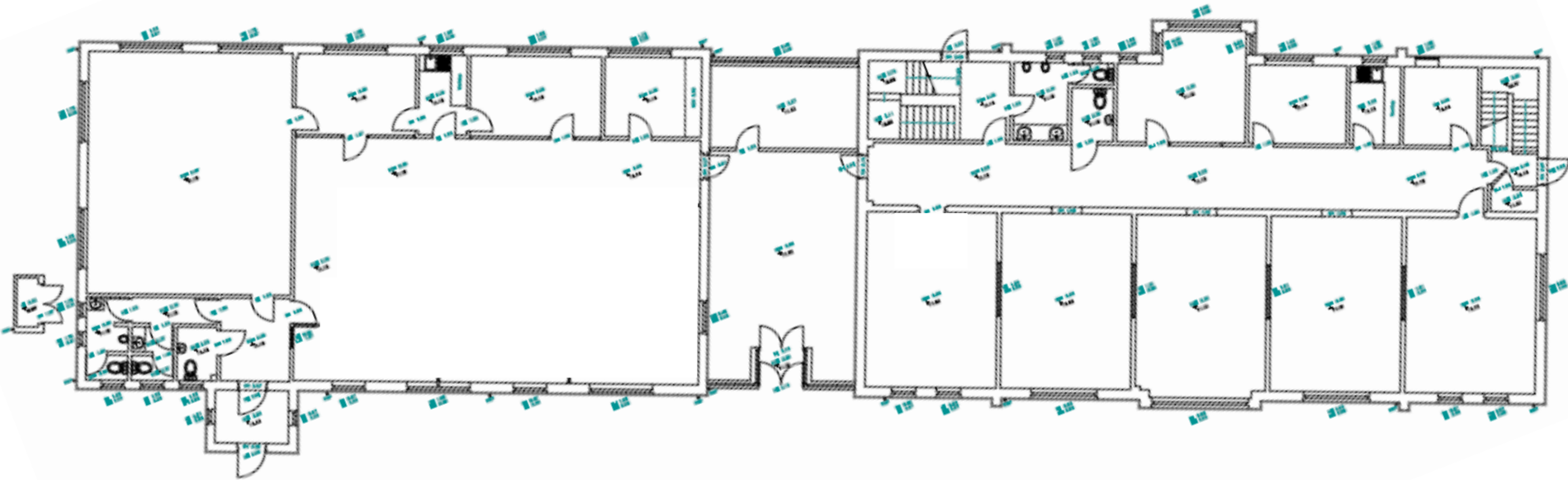




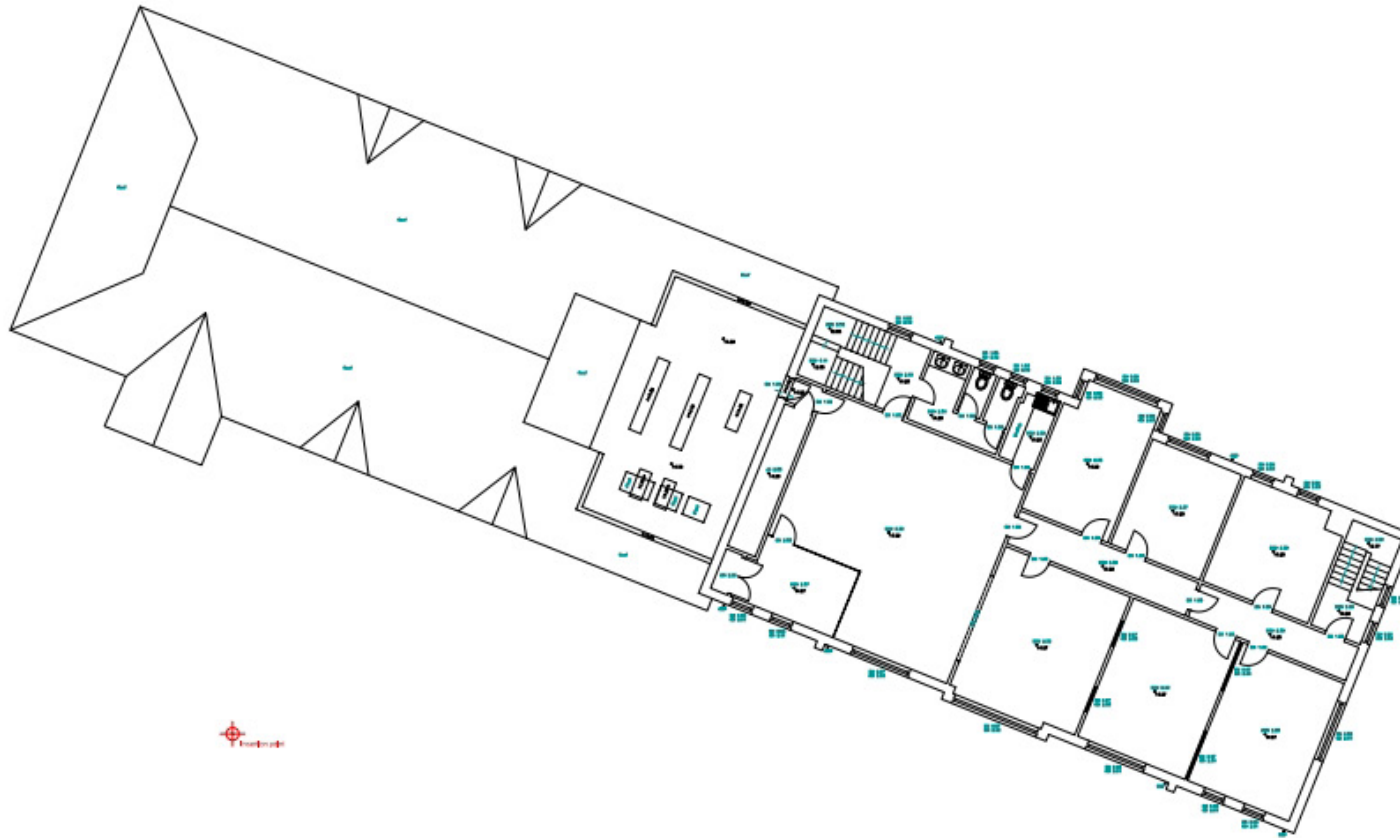
Fidelis House, 5 Low Moor Road, Lincoln, LN6 3JY







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- NOTES**
1. CONSULT WITH THE ARCHITECT FOR ANY CHANGES TO THE DRAWING.
  2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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- LEGEND**
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  - Symbol for door handle
  - Symbol for door lock
  - Symbol for door knob
  - Symbol for door pull
  - Symbol for door push
  - Symbol for door stop
  - Symbol for door threshold
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- ABBREVIATIONS**
- AC - Architect
  - CE - Civil Engineer
  - EE - Electrical Engineer
  - ME - Mechanical Engineer
  - PE - Professional Engineer
  - SE - Structural Engineer
  - TE - Technical Engineer
  - VE - Vertical Engineer
  - WE - Water Engineer
  - GE - Geotechnical Engineer
  - AE - Aeronautical Engineer
  - SE - Surveying Engineer
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- GENERAL**
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NO.	DATE	BY	CHKD	APPD

**INFORMATION**



CLIENT:  
BANKS LONG & CO

PROJECT TITLE:  
NIBLE HOUSE  
LINCOLN

DRAWING DETAIL:  
FIRST FLOOR PLAN AS OF 05/05/2021

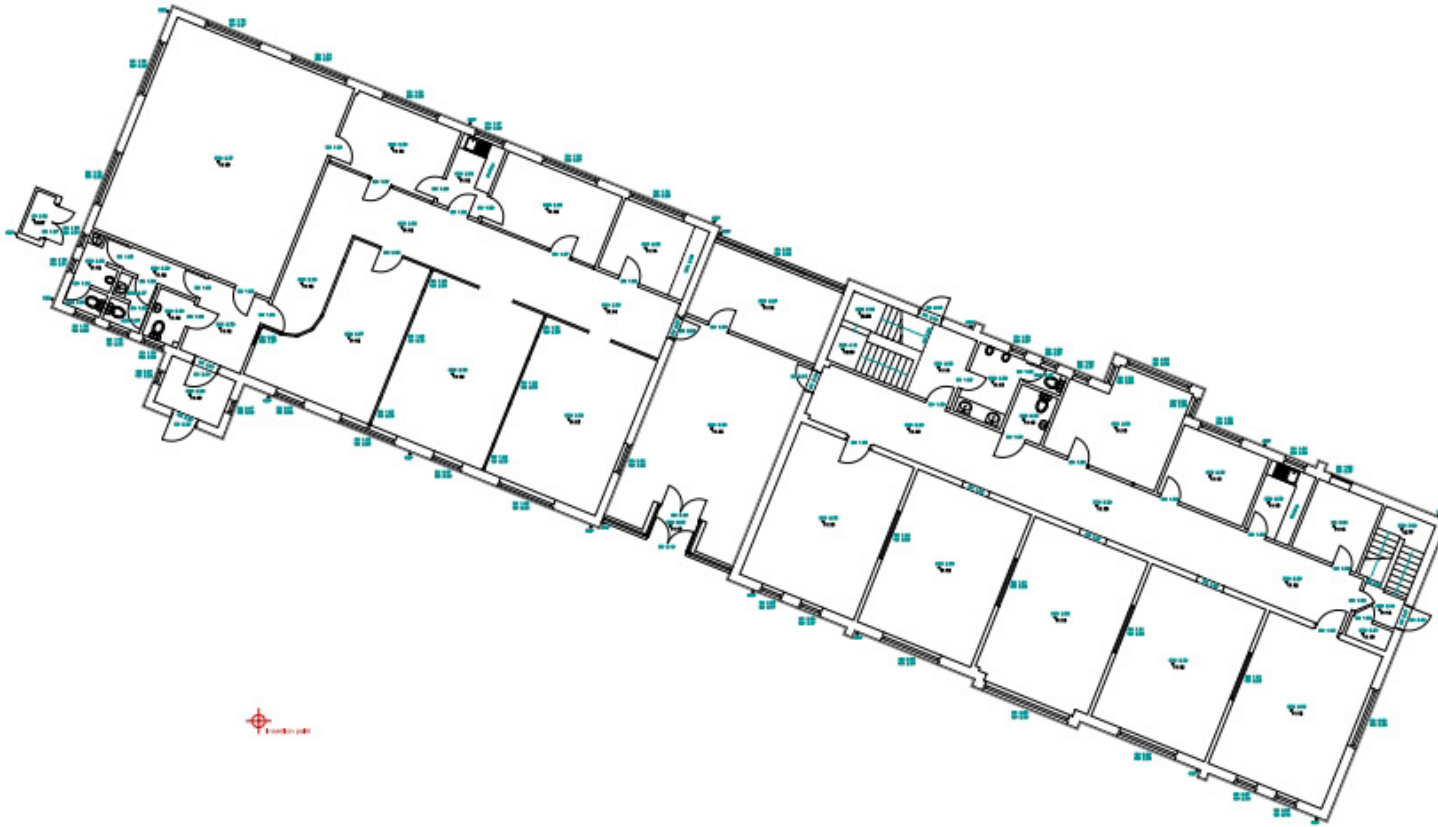
DRAWN	CHKD	DATE

CHECKED	SCALE

APPROVED	SCALE	INCH PLOTS @ A4	REVISION







**NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
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**ABBREVIATIONS**

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NO.	DATE	BY	CHKD

**INFORMATION**



**CLIENT**  
BANKS LONG & CO

**PROJECT TITLE**  
NIBLE HOUSE  
LINCOLN

**DRAWING DETAIL**  
GROUND FLOOR PLAN AS OF 06/05/2021

NO.	DATE	BY	CHKD

**DRAWING NUMBER**  
TG-210065201

