First Floor Office, Wrightsway
Lincoln, LN2 4JY

#10403/2022G

BANKS LONG&Co

First Floor Office, Wrightsway

Lincoln LN2 4JY

Agreement	Detail	Rent	Size	Location	Property ID
To Let	Office	£5,500 pax	61.50 sq m (662 sq ft)	Lincoln, LN2 4JY	#10403/2022G

For Viewing & All Other Enquiries Please Contact:

HARRY COLLINS
BSc (Hons)
Surveyor
harry.collins@bankslong.com
07479 611143
01522 544515

Property

The property comprises a first floor office of masonry brick construction which sits under a concrete tiled roof. Internally the unit provides carpet floors, painted plaster walls, double glazed UPVC windows, radiators, fluorescent lighting, kitchen facilities, male/female WC's and car parking externally.

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^2	ft^2
Total NIA	61.50	662

Services

All mains services to include water, drainage and electricity are available and connected to the property. Interested parties are advised to make their own enquiries to utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E(c) (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: Office and Premises
Rateable value: To be assessed
UBR: 0.512
Period: 2022-2023

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

£5,500 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 may be charged in addition to the rent at the prevailing rate.

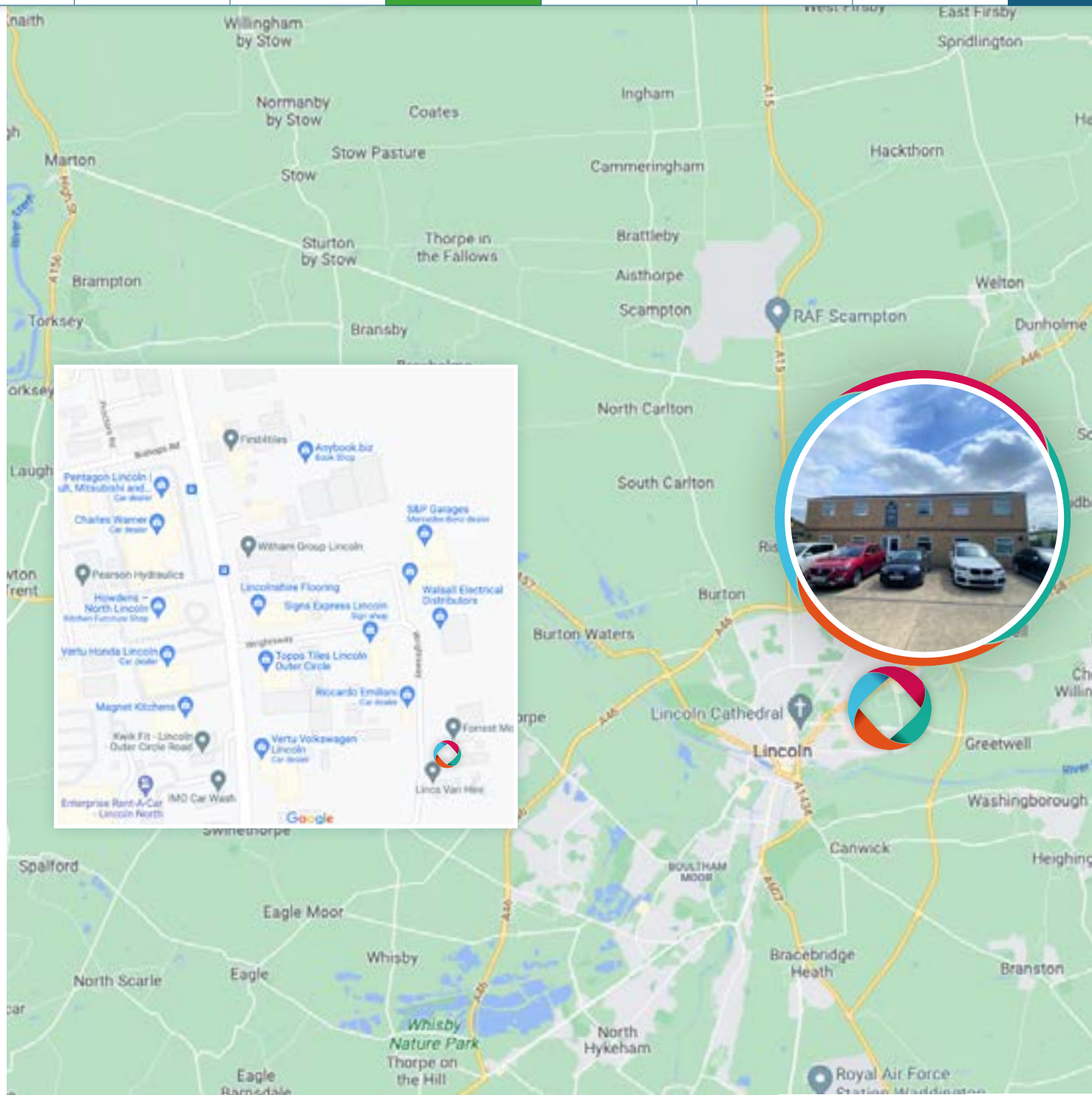
Legal Costs

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

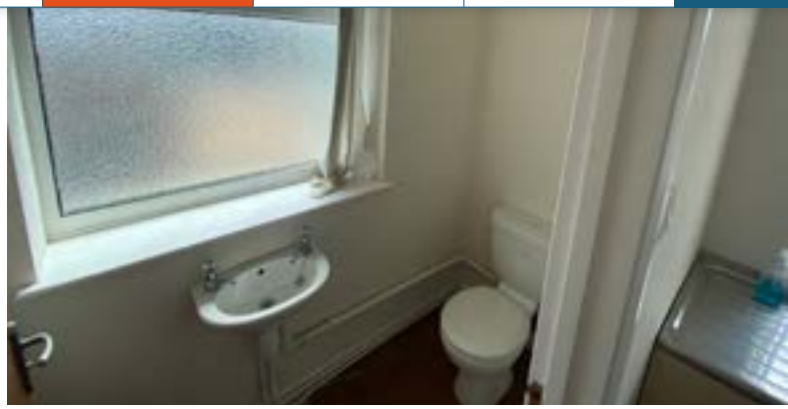
Location

The property occupies an accessible position on Wrightsway off Outer Circle Road to the north-east of Lincoln. Surrounding occupiers include national motor-trade, trade counter and retail warehouse occupiers such as Evans Halshaw Ford, Vertu Honda, Wickes, Howdens, Topps Tiles, Magnet and Kwik-fit.

The property provides quick access to the regional and national road network recently improved by the opening of the nearby Lincoln Eastern Bypass.



Google



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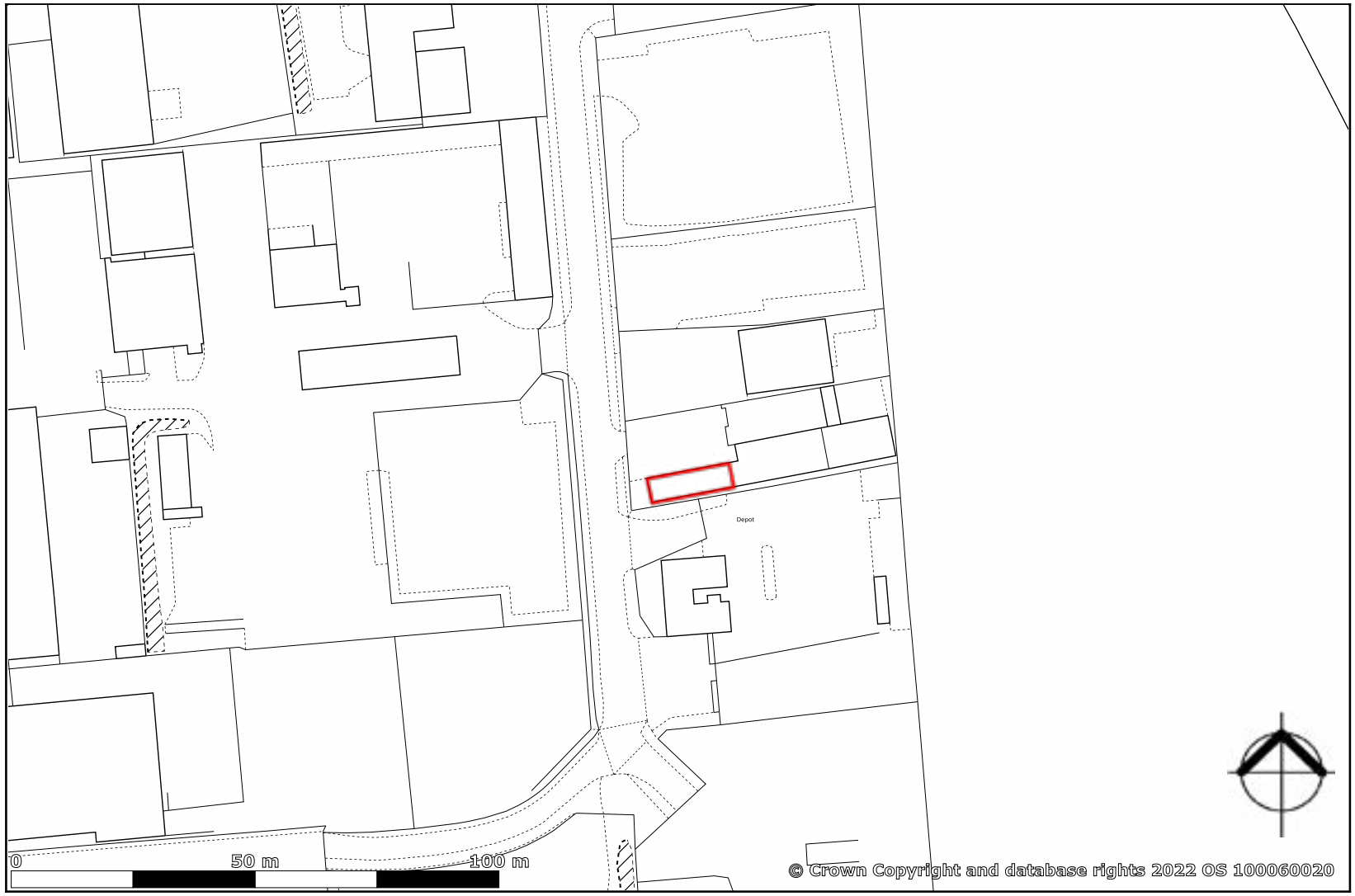

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Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

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