



**First Floor South & North, Saracen House, City Office Park,
Crusader Road, Lincoln
LN6 7AS**

#9737/2024E

FIRST FLOOR SOUTH & NORTH, SARACEN HOUSE

CITY OFFICE PARK, CRUSADER ROAD, LINCOLN, LN6 7AS



Agreement

To Let



Detail

Modern Office Suites



Rent

First Floor South £22,000 pax
First Floor North £22,000 pax



Size

First Floor South
192 sq m (2,067 sq ft)

First Floor North
191 sq m (2,055 sq ft)



Location

Lincoln, LN6 7AS



Property ID

#9737/2024E

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

**BA (Hons)
Surveyor**

jasper.nilsson@eddisons.com

07929 105395

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Property

The properties comprise a modern first floor office building providing open plan and private office accommodation with a staff kitchen and WC facilities accessed via both stair and lift.

Internal finishes include carpeted floors, painted plastered walls, suspended ceilings incorporating inset lighting, perimeter trunking and gas central heating served radiators.

Externally, both properties benefit from allocated 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.

Area	m ²	ft ²
First Floor South	192	2,067
First Floor North	191	2,055
Total NIA	383	4,122

Energy Performance Certificate

Rating: 40B

Services

We understand that mains water, electricity and drainage supplies are available and connected to the properties. 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 properties have consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

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: First Floor South - £18,000
 First Floor North - £18,000
UBR: 0.546
Period: 2024-2025

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 properties are available **To Let** by way of new Full Repairing and Insuring leases, for a term to be agreed.

Rent

First Floor South - £22,000 per annum exclusive
First Floor North - £22,000 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the building and wider City Office Park.

VAT

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

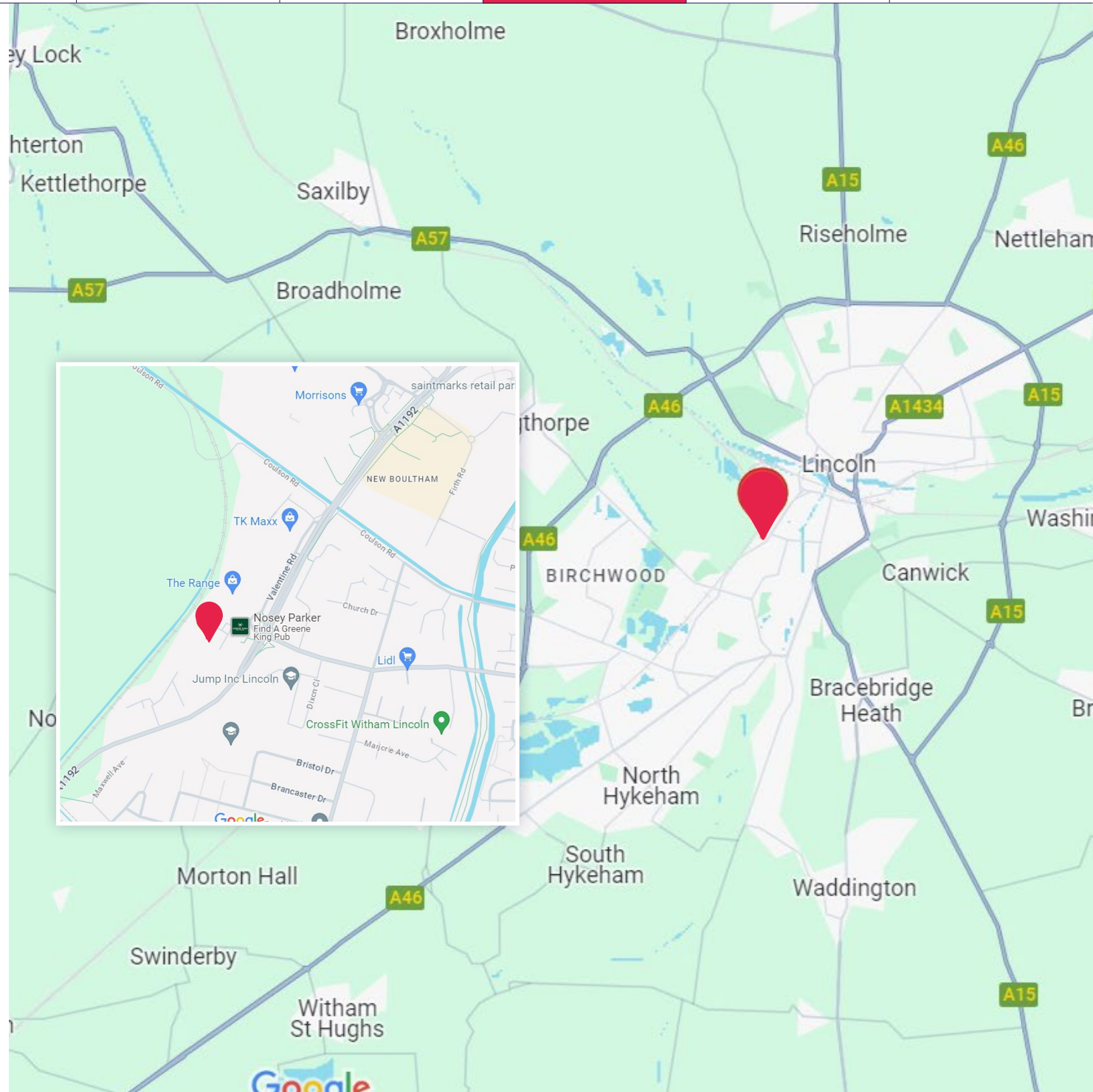
Legal Costs

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

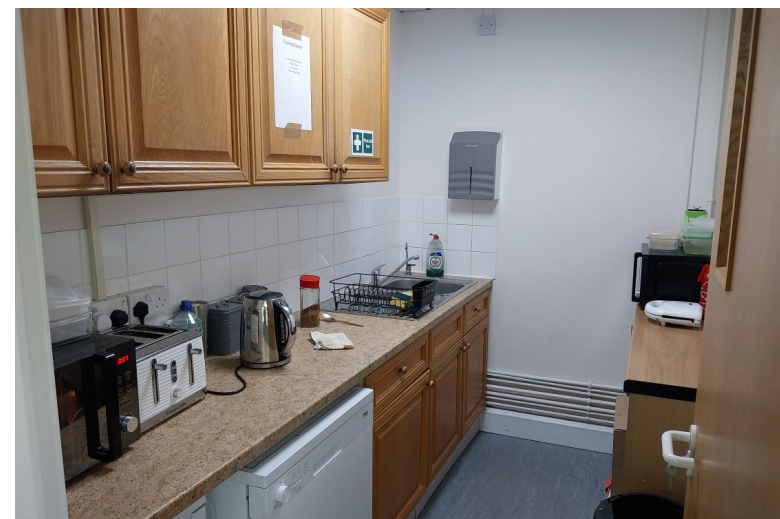
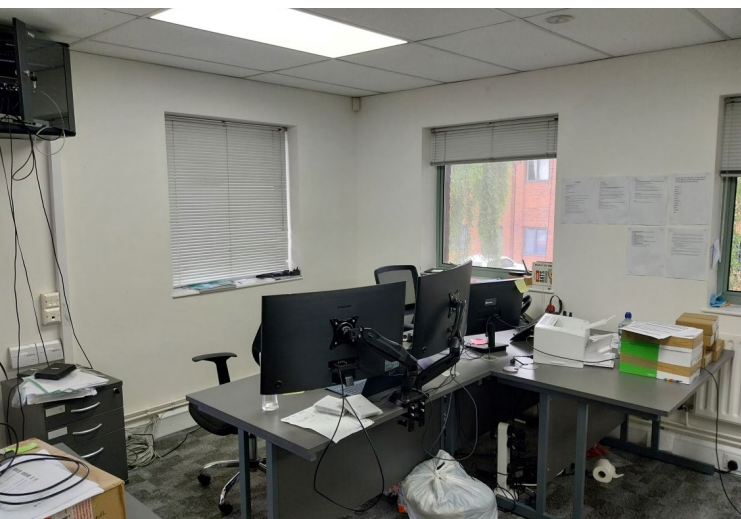
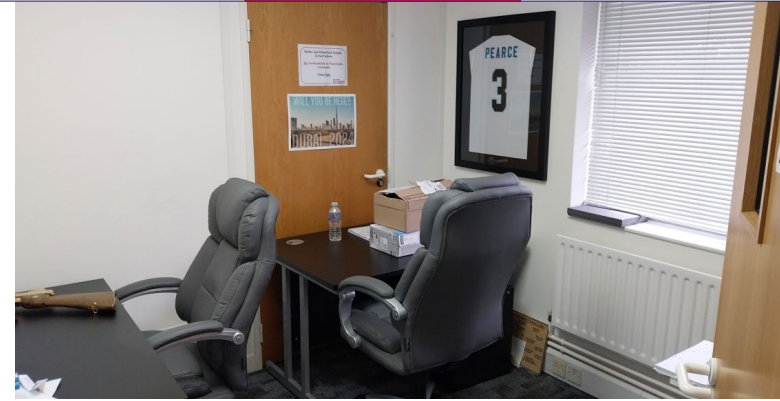
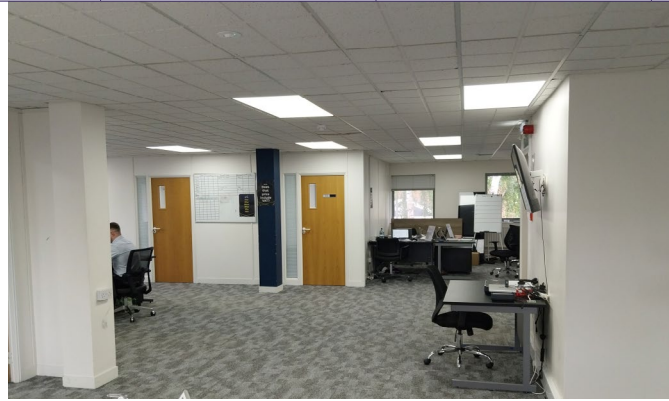
Location

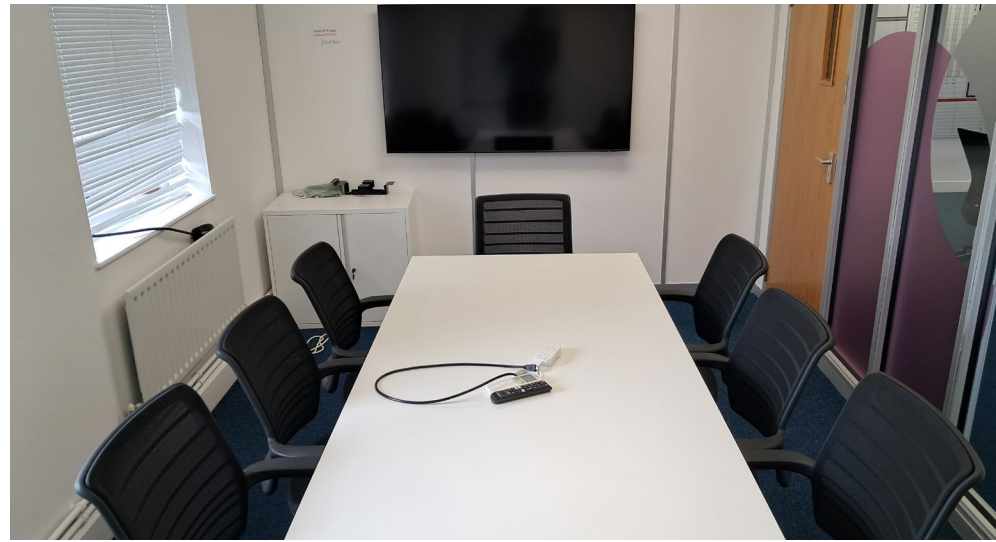
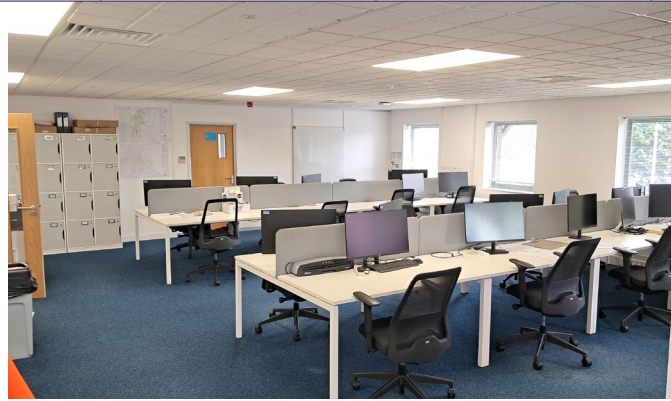
The properties are located adjacent to Valentine Retail Park on Crusader Road off Tritton Road, 1.7km from Lincoln City Centre and 1.9km from Lincoln High Street. The office park is surrounded by a range of shopping and leisure amenities.

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









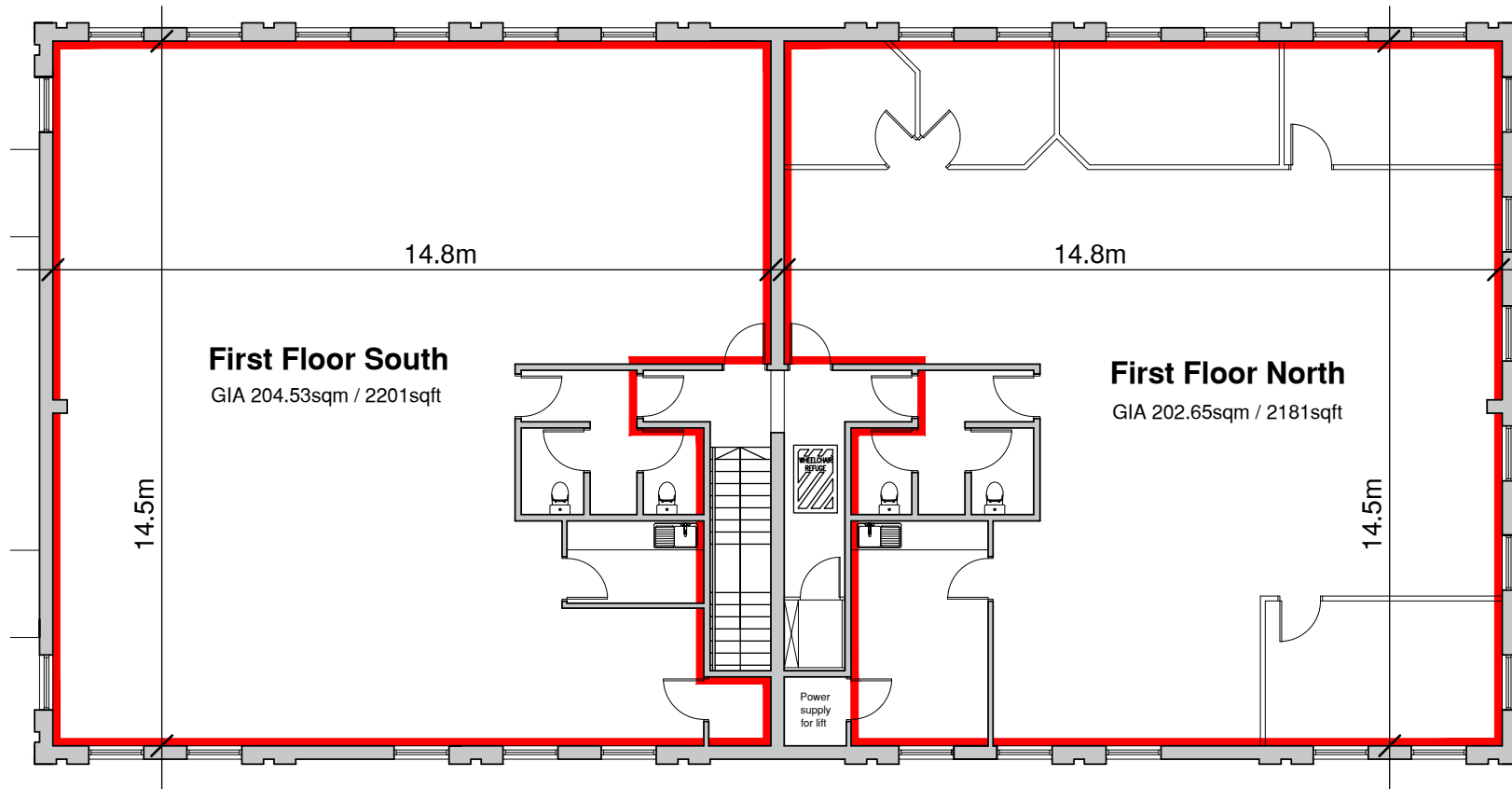
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REV. DATE DESCRIPTION



'Subject to Survey'

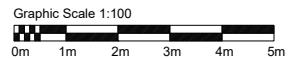


First Floor South
GIA 204.53sqm / 2201sqft

First Floor North
GIA 202.65sqm / 2181sqft

Power supply for lift

FIRST FLOOR PLAN



client
CASTLE SQUARE PROPERTIES LIMITED

project
SARACEN HOUSE
CRUSADER ROAD
LINCOLN

drawing
FIRST FLOOR - EXISTING PLAN

scale 1/100@A3 date Apr 21

drawn JMR checked

drawing no. 8113C/01 revision

john roberts architects

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