

Media Centre, Morton Way, off Holmes Way, Horncastle LN9 6JR #9086/2024C

# Eddisons Incorporating Banks Long & Co

Eddisons	Incorporating Banks Long & Co	OVERVIEW	DESCRIPTION	LOCATION	IMAGES	PLANS	
	¢	Media Morton Way, Off Holmes V					
	Detail	Rent	Size	Location	Propert		
Agreement To Let	Office	From £1,425 - £56,510 p.a.x	8.83 - 1,023.51 sq m (95 - 11,112sq ft)	Horncastle, LN9 6			
For Viewing & All Other Enquiries Please Contact:							





WILLIAM WALL BSc (Hons) MRICS Director

will.wall@eddisons.com 07717 546269 01522 544515



**CAMERON MCRAE** BSc (Hons) Surveyor cameron.mcrae@eddisons.com 07929 105 394

01522 544515

Eddisons Incorporating Banks Long & Co

OVERVIEW

# Property

The accommodation available comprises a range of individual offices and larger suites at ground and first floor within this modern office building. The office provides open plan and cellular accommodation with carpeted floors, painted walls, suspended ceilings with inset lighting in part, and painted plastered ceilings, double glazing, perimeter radiators, ceiling fans and air handling units.

The property benefits from a large entrance/reception area, together with access to WCs, with stairs and an 8 person passenger lift.

Externally there are ample communal car parking spaces accessed off Morton Way with further car parking available accessed from Holmes Way.

## 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>	ft²
Main Block Offices – Ground Floor – single office (NIA)	8.83	95
Main Block Offices – First Floor – Southern Suite (NIA)	571.26	6,149
Main Block Offices – First Floor – Northern Suite (NIA)	452.25	4,868
Total NIA	1,023.51	11,112

# **Energy Performance Certificate**

Rating: An EPC has been commissioned and will be available shortly.

#### Services

We understand that mains water, electricity and drainage supplies 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 are advised by the Local Planning Authority that the premises has consent for offices falling within Class E(g)(i) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to discuss their proposals for the site with the Local Planning Authority.

#### Rates

Charging Authority:East Lindsey District CouncilDescription:Office and PremisesRateable value:To be separately assessedUBR:0.512Period: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 offices are available **To Let** by way of effectively new Full Repairing and Insuring lease terms for a period to be agreed.

#### Rent

The ground floor office is at £1,425 p.a.x.

The first floor offices are at £30,745 p.a.x. and £24,340 p.a.x

The offices can be combined - £55,510 p.a.x

### Service Charge

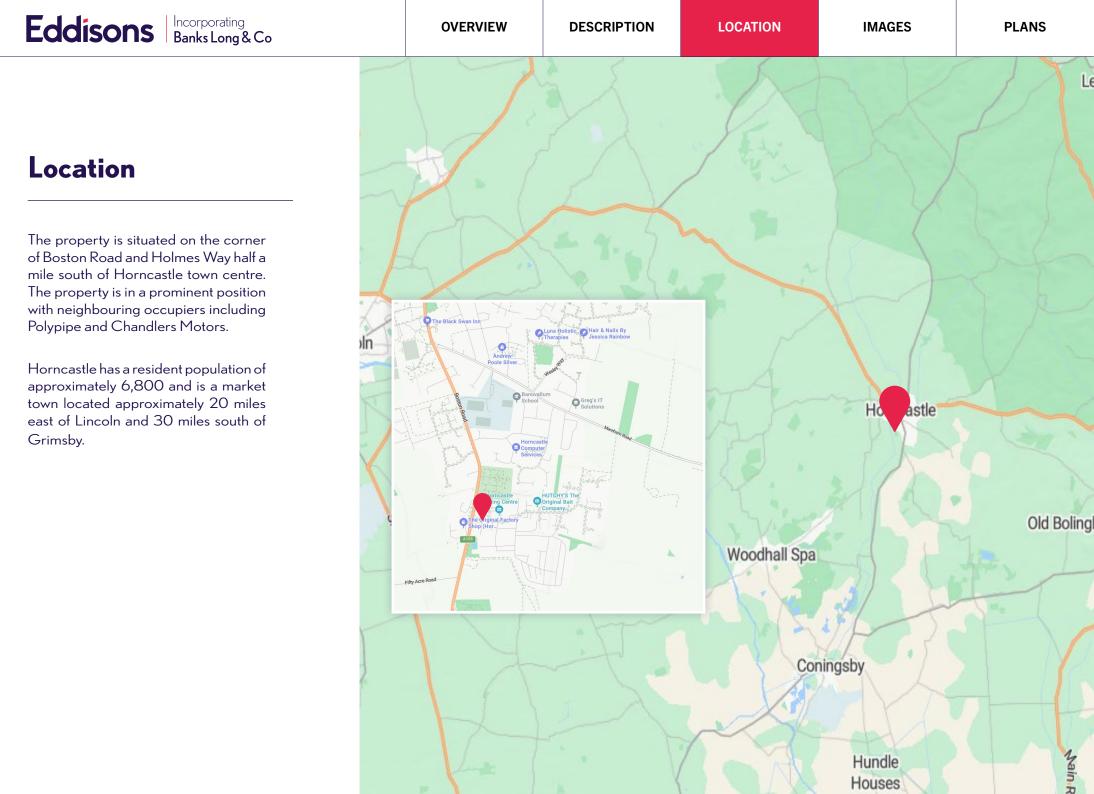
A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

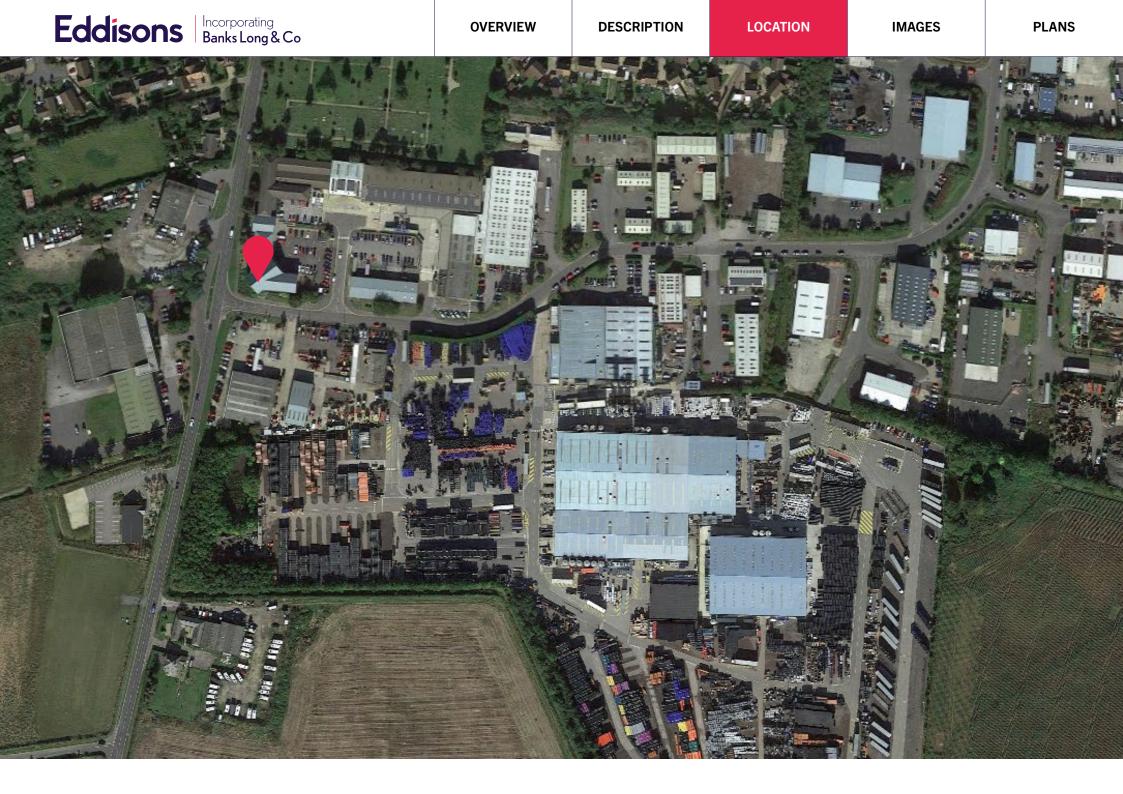
#### VAT

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.





# Eddisons Incorporating Banks Long & Co

OVERVIEW

DESCRIPTION

LOCATION

IMAGES

PLANS

















