



**Media Centre, Morton Way, off Holmes Way, Horncastle
LN9 6JR**

#9086/2024C

Media Centre

Morton Way, Off Holmes Way, Horncastle, LN9 6JR



Agreement

To Let



Detail

Office



Rent

From £1,425 - £56,510 p.a.x



Size

8.83 - 1,023.51 sq m
(95 - 11,112sq ft)



Location

Horncastle, LN9 6JR



Property ID

#9086/2024C

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

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 ²	ft ²
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 Council
Description: Office and Premises
Rateable value: To be separately assessed
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 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.

Location

The property is situated on the corner of Boston Road and Holmes Way half a mile south of Horncastle town centre. The property is in a prominent position with neighbouring occupiers including Polypipe and Chandlers Motors.

Horncastle has a resident population of approximately 6,800 and is a market town located approximately 20 miles east of Lincoln and 30 miles south of Grimsby.





