



Office Suites, 22 The Green, Nettleham  
LN2 2NR

#140/2024J

# OFFICE SUITES

22 THE GREEN, NETTLEHAM, LN2 2NR



Agreement

To Let



Detail

Office Suites



Rent

£8,500 pax - £11,500 pax



Size

57 - 89 sq m  
(610 - 960 sq ft)



Location

Nettleham, LN2 2NR



Property ID

#140/2024J

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



**JASPER NILSSON**

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Surveyor

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## Property

### Unit 1

This first floor suite comprises 6 small to medium sized offices and a large meeting room. It benefits from separate male and female WCs, its own kitchen and multiple car parking spaces.

Internally, the property is carpeted throughout with painted plastered walls and suspended ceilings.

### Unit 2a

The ground floor suite consists of one large office room with a separate 'breakout' kitchen area to the side.

Internally, the property has suspended ceilings and painted half plaster/brick walls.

The premises comes with one parking space and its own WC.

## 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>
Unit 1	89	960
Unit 2a	57	610

## Energy Performance Certificate

Unit 1 - D93

Unit 2a - E123

## 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 understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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:** West Lindsey District Council  
**Description:** Office and Premises  
**Rateable value:** Unit 1 - £8,600  
 Unit 2a - £6,100  
**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 offices are available **To Let** by way of new Full Repairing and Insuring leases, for terms to be agreed.

## Rent

**Unit 1 - £11,500 per annum exclusive**

**Unit 2a - £8,500 per annum exclusive**

## Service Charge

A service charge will 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

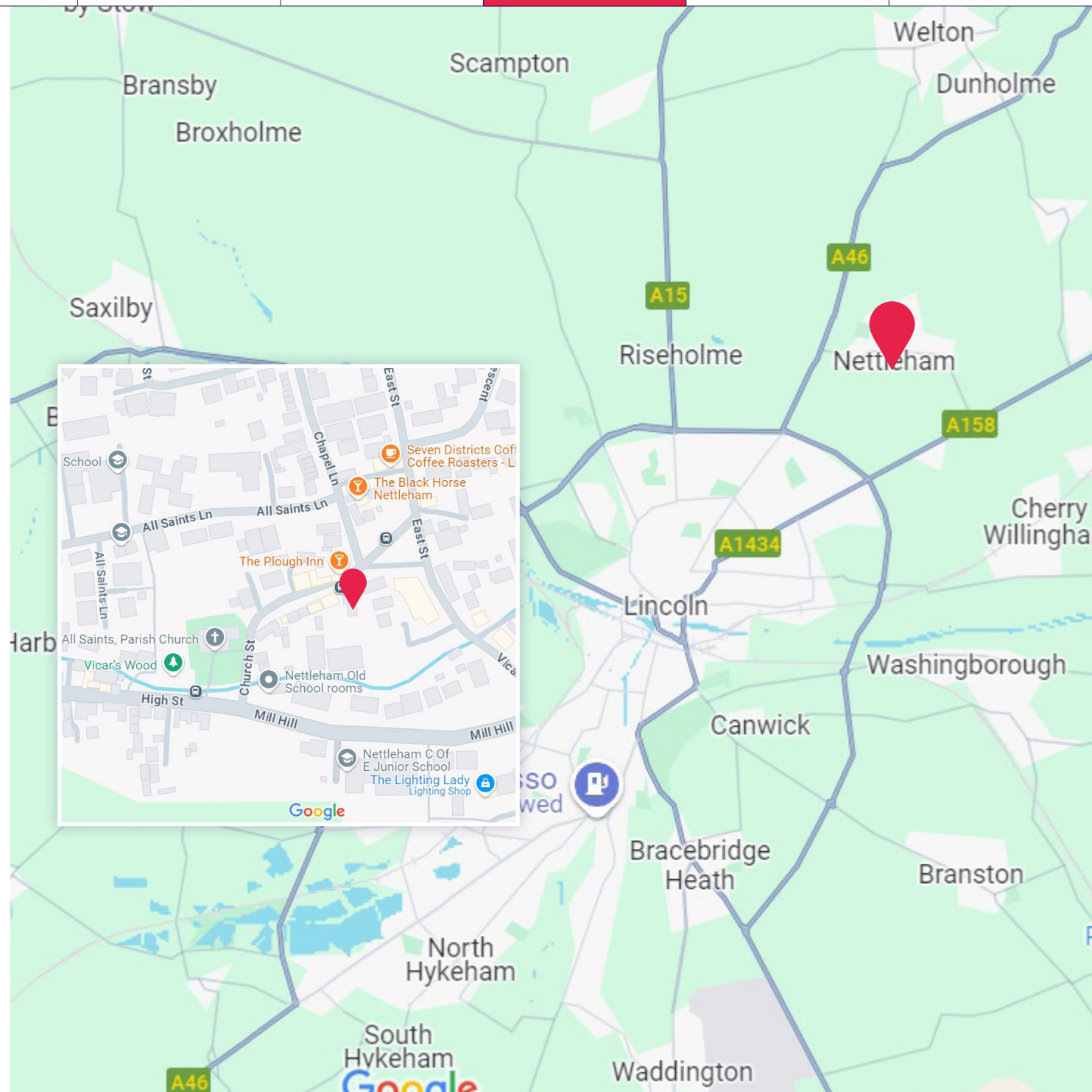
The units are based within The Green in Nettleham, the commercial epicentre of the very popular village. Adjacent tenants include a solicitors, opticians and a vets with retail and leisure operators such as a Co-operative food store on the neighbouring cluster of commercial properties.

Nettleham benefits from having a local primary school, large community park and the local rugby club in close proximity. It is located roughly 3 miles north east of Lincoln City Centre.

Lincoln is the administrative shopping centre for the county of Lincolnshire. The city has a resident population of 103,900 (2021 Census) and is ranked fourth in the East Midlands Experian City Centre Rankings behind Nottingham, Derby and Leicester.

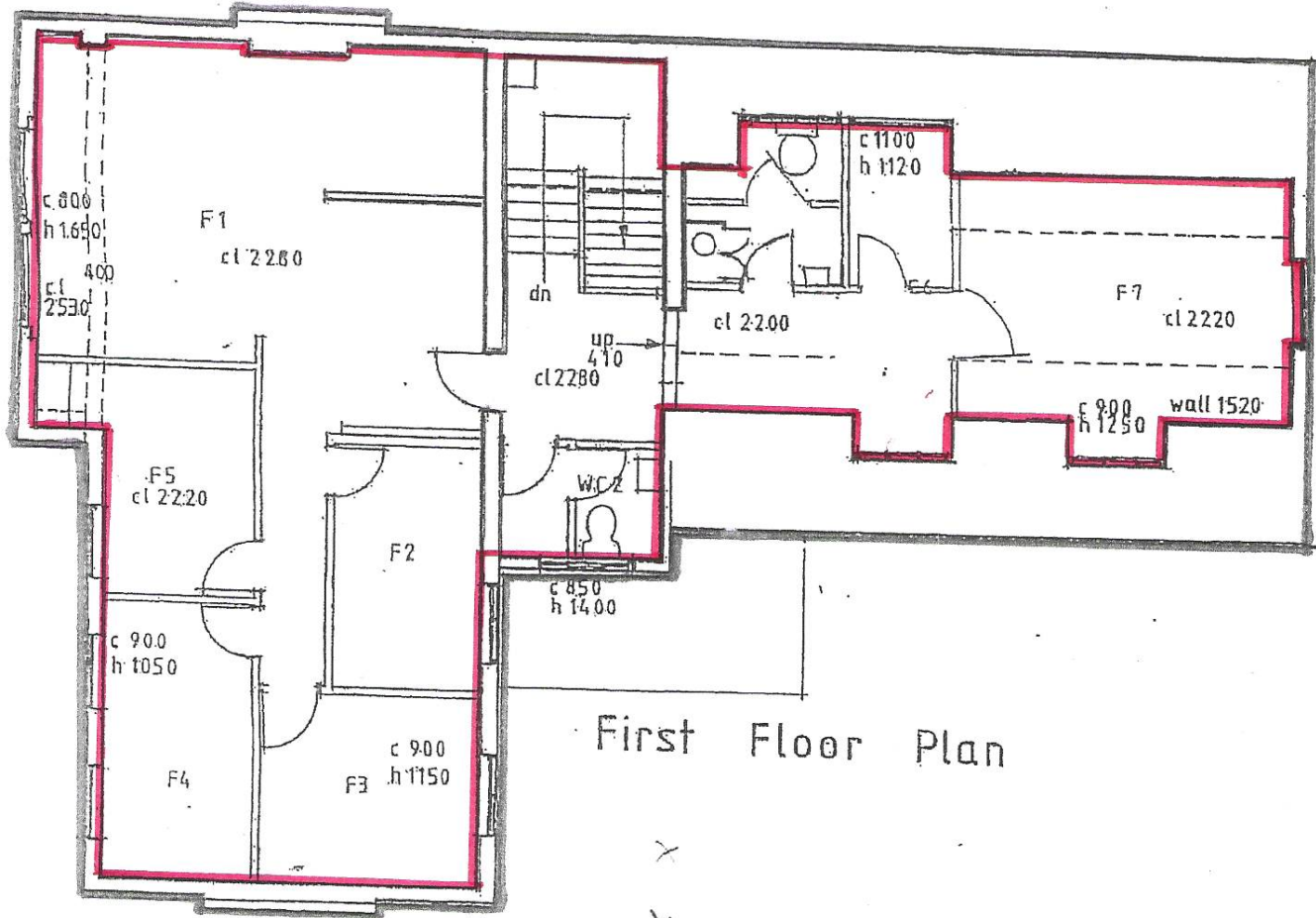
The city attracts over 3 million tourists per year, predominantly visiting to view the Cathedral, which is recognised as one of the finest examples of Gothic architecture in Europe. Lincoln is situated 30 miles north east of Nottingham and 27 miles south west of Scunthorpe.

The city enjoys good road links via the A46 leading to the A1 major arterial route and the A15 provides access to Scunthorpe to the north and Peterborough to the south. There is also a train station with a direct route to London King's Cross.

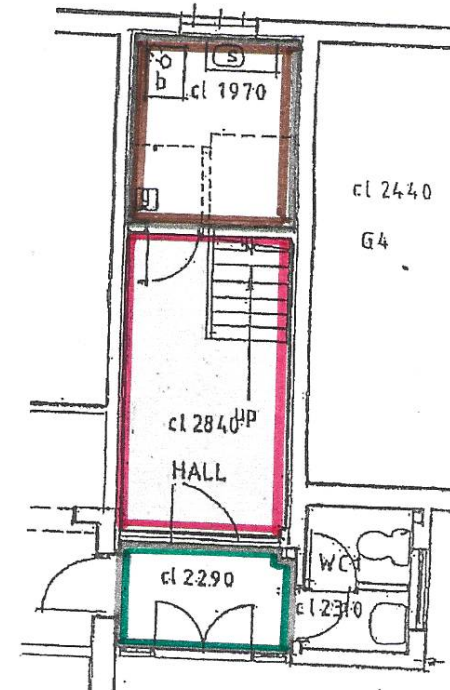








First Floor Plan



Ground Floor Plan

Plans 2



Plan 2.

Not To Scale