

OFFICE SUITES

TO LET



Office Suites, 22 The Green, Nettleham
LN2 2NR

#140/2024J

Eddisons

OFFICE SUITES

22 THE GREEN, NETTLEHAM, LN2 2NR



Agreement

To Let



Detail

Unit 1 & 2a - Office Suites
Unit 4 - Office/Retail Unit



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:



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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.

Unit 4

The property comprises a ground floor office/retail unit which benefits from a full fit out, having previously accommodated a hair salon.

Internally, the unit has a kitchenette and WC facilities.

The property is to be allocated 1 car parking space, located within the communal car park.

Energy Performance Certificate

Unit 1 - D93

Unit 2a - E123

Unit 4 - C51

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
Unit 1	89	960
Unit 2a	57	610
Unit 4	66.15	712

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: Unit 1 & 2a - Office and Premises
Unit 4 - Shop and Premises

Rateable value: Unit 1 - £8,600
Unit 2a - £6,100
Unit 4 - £6,800

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

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

Unit 4 - £10,000 per annum exclusive

Service Charge

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

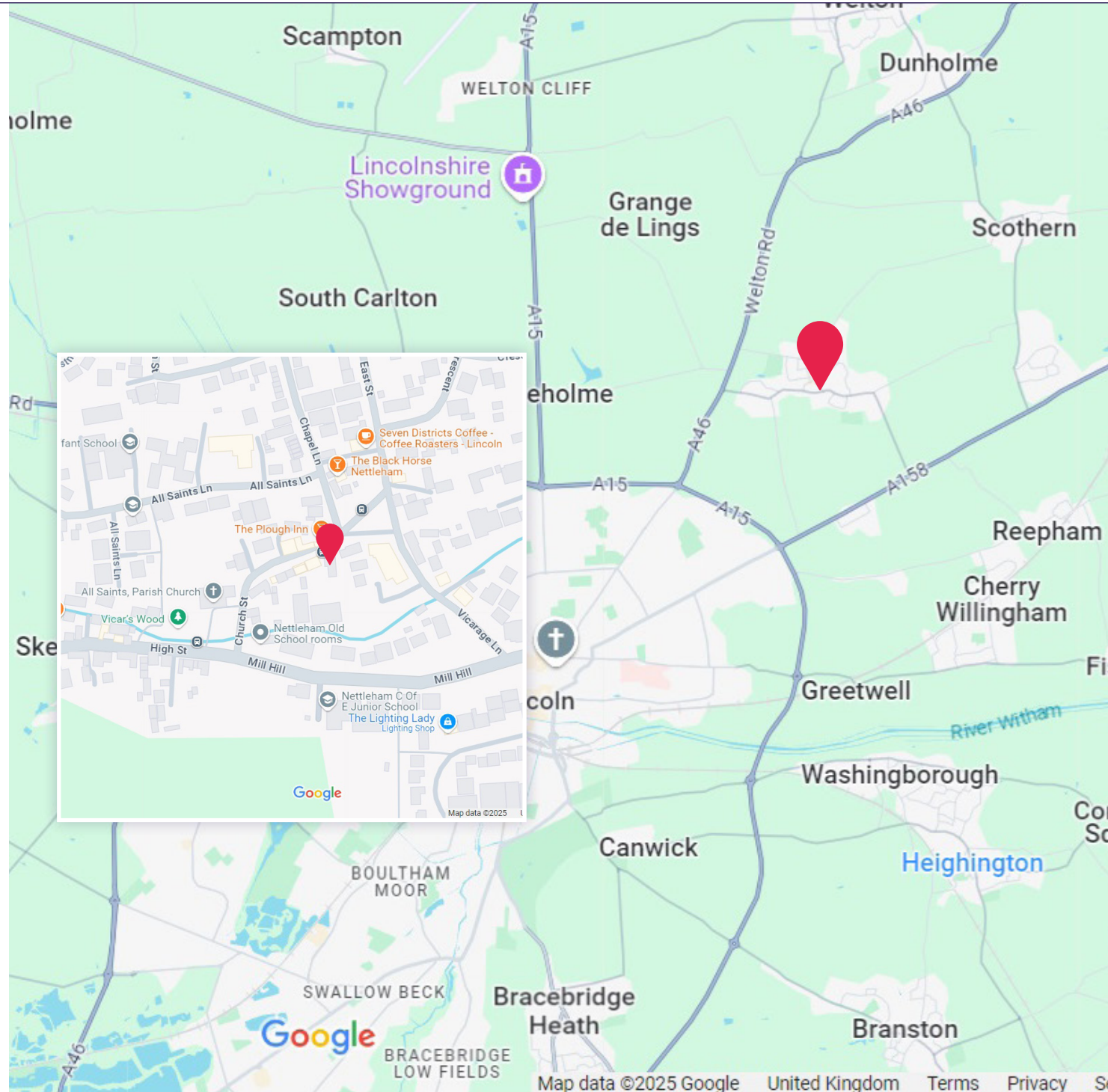
The units are based within The Green in Nettleham, the commercial epicentre of the very popular village. Adjacent tenants include a solicitors, opticians and a vets with retail and leisure operators such as a Co-operative food store on the neighbouring cluster of commercial properties.

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.

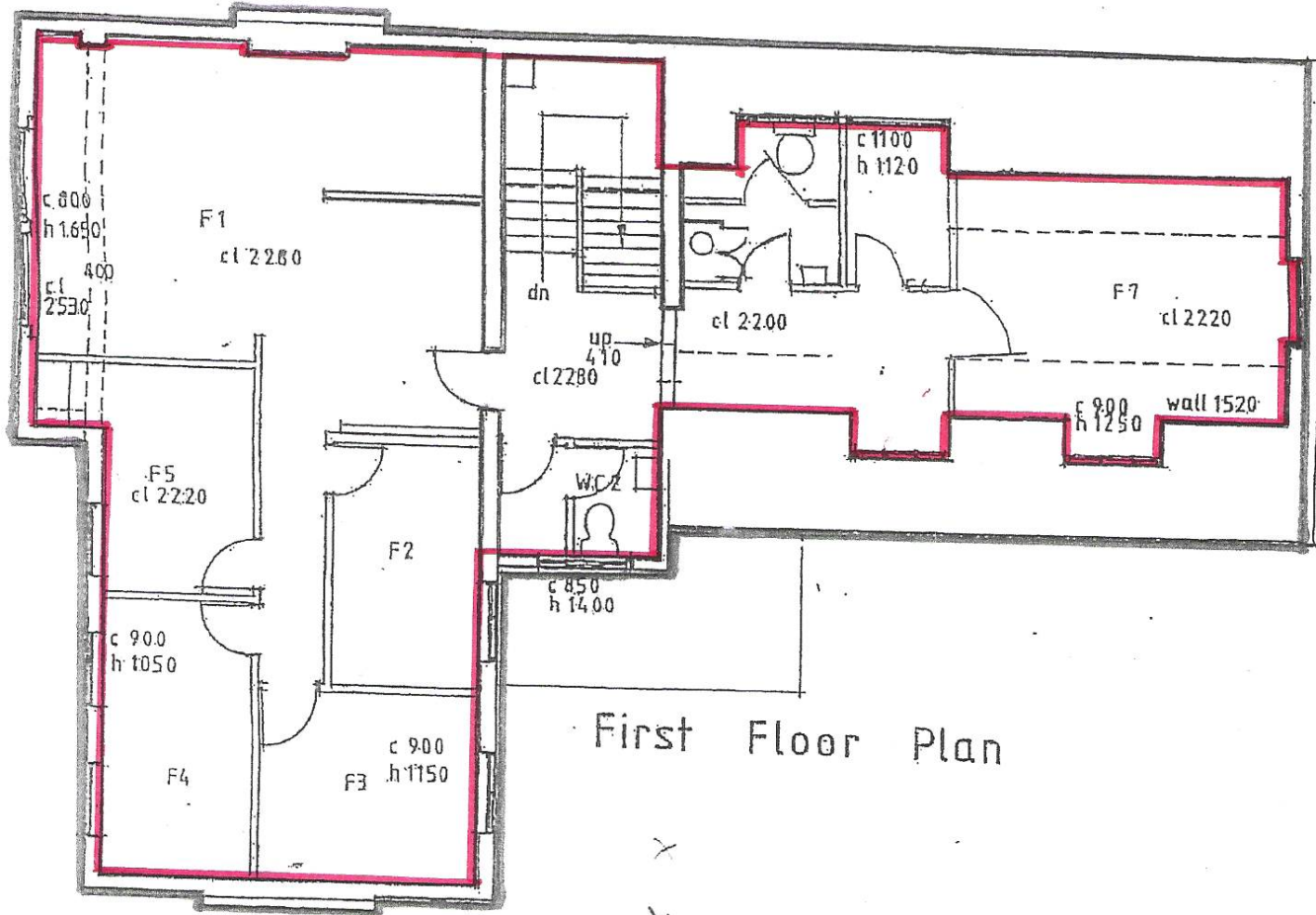
The city enjoys good road links via the A46 leading to the A1 major arterial route and the A15 provides access to Scunthorpe to the north and Peterborough to the south. There is also a train station with a direct route to London King's Cross.





Google

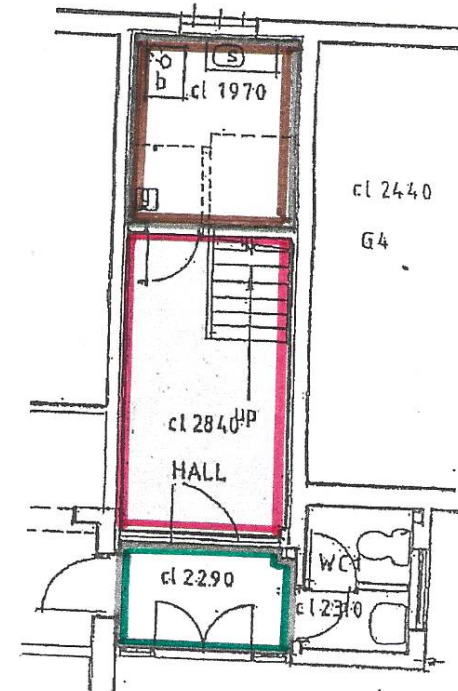


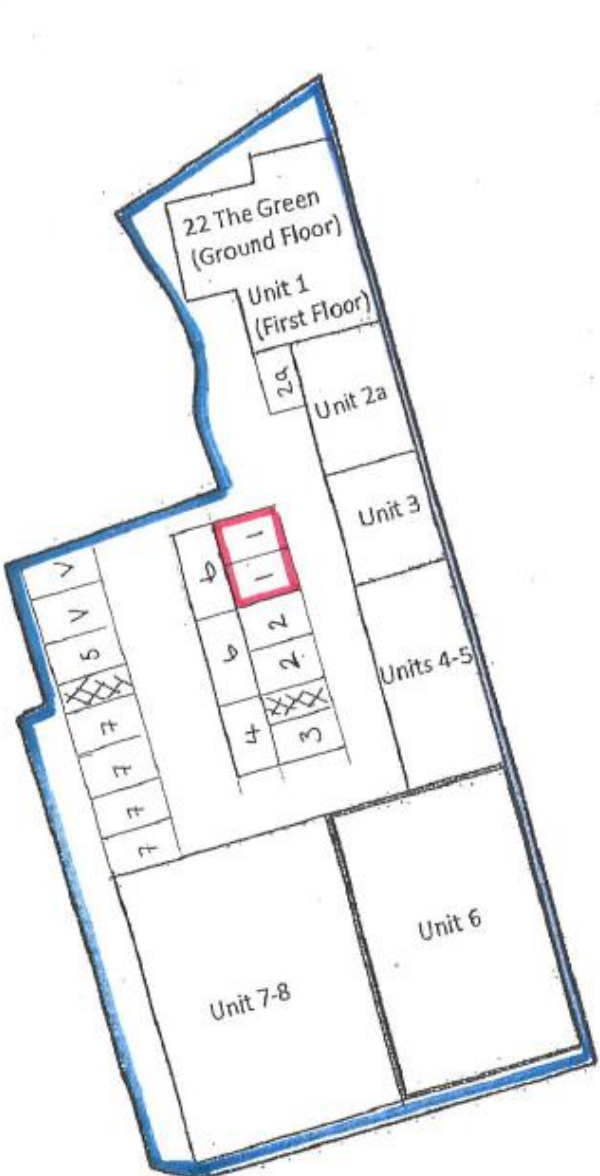


First Floor Plan

Plans 2

Ground Floor Plan





Plan 2.

Not To Scale