



**Witham Park House, Waterside South,
Lincoln, LN5 7JN**

#10256/20231

Witham Park House

Waterside South, Lincoln, LN5 7JN



Agreement

To Let



Detail

Open plan suites



Rent

From £18,312 per annum



Size

212 sq m (2,289 sq ft) to 928 sq m (9,991 sq ft)



Location

Lincoln, LN5 7JN



Property ID

#10256/202B

For Viewing & All Other Enquiries Please Contact:



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Or Our Joint Agent

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Property

The property comprises a refurbished Victorian building providing open plan office space over two floors. Internally, each available suite has access to WC and kitchen/ staff facilities.

Externally, the premises benefit from ample parking allocations.

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(g)(i) (Office) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: City of Lincoln Council
Description: Office and Premises
Rateable value: Unit 11: £24,500
 Unit 12: £22,000
 Unit 13: £21,500
 Unit 14: £61,000
 Unit 16: £49,750
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 premises are available **To Let** on terms to be agreed.

Rent

Unit 11 - £25,336 per annum exclusive
Unit 12 - £18,312 per annum exclusive
Unit 13 - £19,824 per annum exclusive
Unit 14 - £79,928 per annum exclusive
Unit 16 - £61,512 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.

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 11	294.22	3,167
Unit 12	212	2,289
Unit 13	230	2,478
Unit 14	928	9,991
Unit 16	578	6,226
Plus mezzanine	135	1,463

Energy Performance Certificate

Rating: To be confirmed

Location

The property occupies a riverside setting overlooking the Witham, with views up to Lincoln Cathedral. Neighbouring occupiers include Anglian Water Services, Lincs FM Group and LCHS. It is a short walk from Lincoln city centre and has quick access to the Lincoln Bypass.





