



**Olympic House, Doddington Road, Lincoln
LN6 3SE**

#6128/2023K

Eddisons

| Incorporating
Banks Long & Co

Olympic House

Doddington Road, Lincoln, LN6 3SE



Agreement

To Let



Detail

High Quality Offices



Rent

£10 per sq ft per annum
exclusive



Size

185.8 sq m (2,000 sq ft) to
814.2 sq m (8,764 sq ft)



Location

Lincoln, LN6 3SE



Property ID

#6128/2023K

For Viewing & All Other Enquiries Please Contact:



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Property

Olympic House is a high quality, multi-let office building occupied by various Blue Chip tenants such as Knights Solicitors Plc, Gilson Grey Solicitors, Savills, Brewin Dolphin, and Handelsbanken.

The property comprises part ground and first floor offices that are carpet tiled with floor boxes and suspended ceilings. The building has achieved a highly sought-after rating of B 26 following the installation of latest technology LED lighting and air conditioning units with BlueLight technology which eliminates mold, mildew and various bacteria and viruses. All windows are double glazed to a high specification and walls are heavily insulated.

There is an impressive shared entrance with lift and stair access to the upper floors and the property also benefits from shared WC's and communal showers which are regularly cleaned by specialist staff

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
Ground Floor	536.4	5,774
First Floor	277.8	2,990
Total NIA	814.2	8,764

Suites are available at ground floor from circa 185.8 sq m (2,000 sq ft)

Energy Performance Certificate

Rating: B26

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

The premises have Office consent under Class B1 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Rates

Charging Authority: City of Lincoln Council
Description: Office and Premises
Rateable value: Ground Floor- £69,500
 First Floor- To be reassessed following landlord works
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 as a whole or individual suites by way of a new effectively Full Repairing and Insuring lease for a term of years to be agreed.

Rent

£10 per sq ft per annum exclusive

Generous incentives available.

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts. Buildings insurance will be charged in addition.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

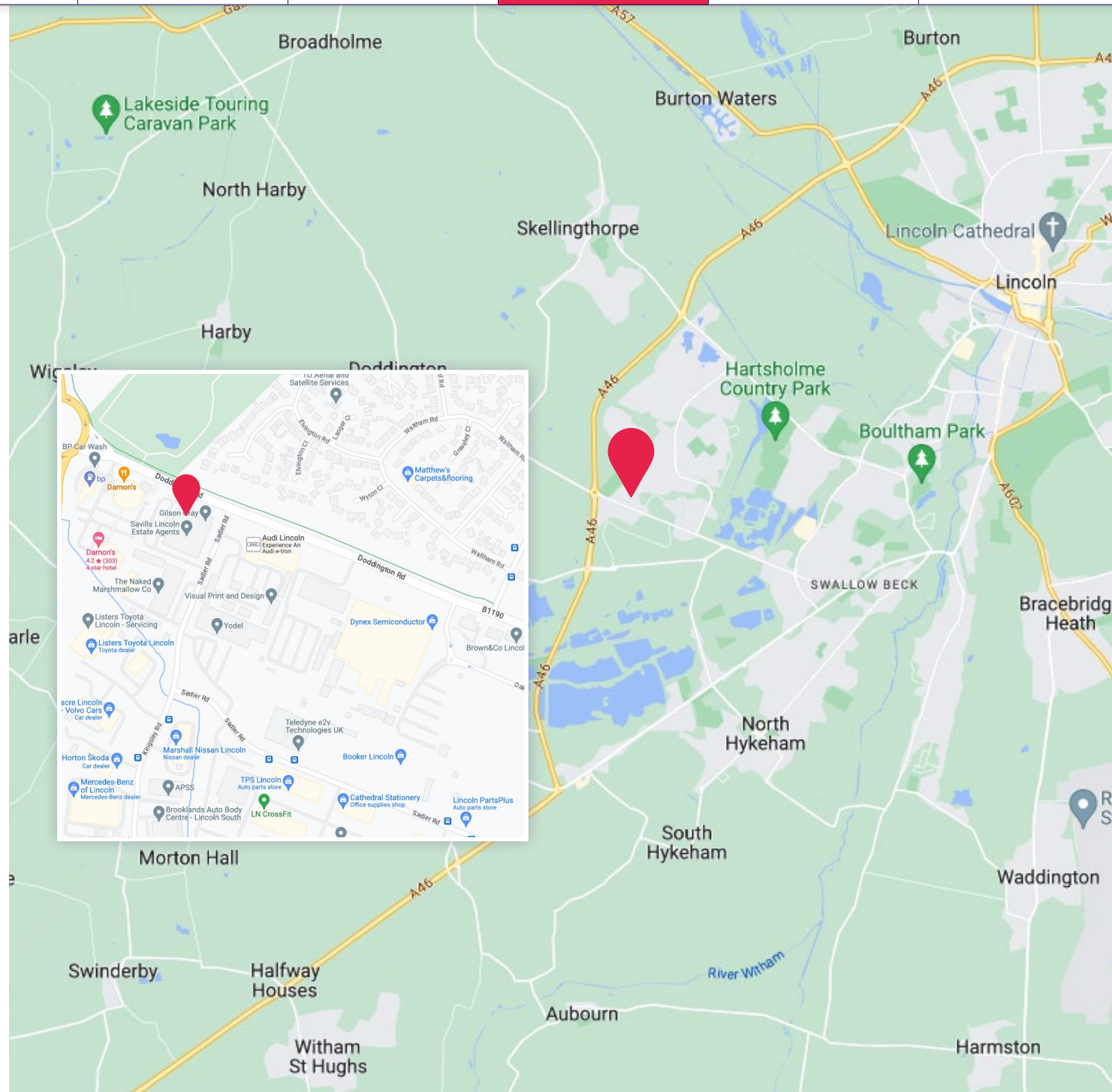
Legal Costs

Each party to bear their own legal costs in the rafting of lease documentation.

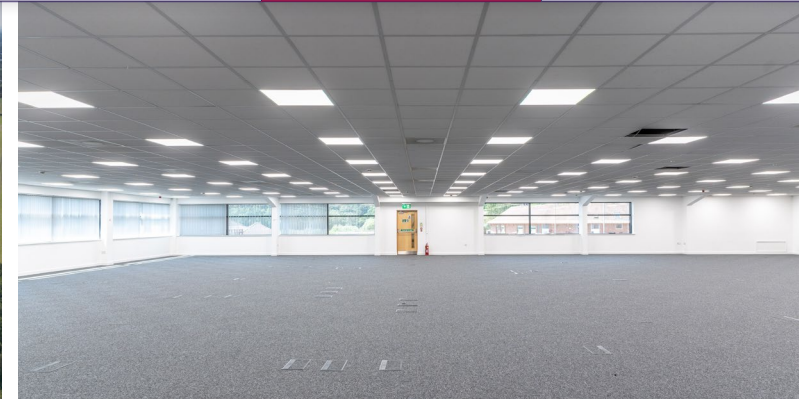
Location

The property occupies a prominent position fronting Doddington Road within the South West Quarter Business District, widely regarded as Lincoln's premier commercial land business location. It is situated 3½ miles south west of Lincoln city centre.

The A46 dual carriageway is situated less than 100 metres west of the property and is one of the principal arterial and commuter routes into Lincoln city centre and provides easy access to the A1 and national motorway network







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