

Part Ground Floor, Suite 2, Witham Wharf, Brayford Wharf East, Lincoln, LN5 7AY #10707/2023D



Incorporating Banks Long & Co

Eddisons Incorporating Banks Long & Co	OVERVIEW	DESCRIPTION	LOCATION	IMAGES	PLANS
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Brayford Wharf East, Lincoln, LN5 7AY

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Agreement	Detail	Rent	Size	Location	Property ID
To Let	Ground Floor Offices	£46,500 pax	362.21 sq m (3,898 sq ft)	Lincoln, LN5 7AY	#10707/2023D

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON BA (Hons) Surveyor jasper.nilsson@eddisons.com 07795 434185f 01522 544515 Eddisons Incorporating Banks Long & Co

OVERVIEW

## Property

The property comprises a high specification, open plan ground floor office suite.

Internally the suite benefits from carpeted tiled floors with floor boxes, air conditioning and suspended ceilings with recessed lighting.

Additionally, there are male, female and accessible  $\mathsf{WC}\mathsf{'}\mathsf{s}$  with separate storage facilities towards the rear.

## 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>	ft²
Office	234.15	2,520
Meeting Room	31.80	342
Storage	96.26	1,036
Total NIA	362.21	3,989

## **Energy Performance Certificate**

Rating: B37

## Services

Mains water, drainage and electricity 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).

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).

#### Rates

Charging Authority: City of Lincoln CouncilDescription:Office and PremisesRateable value:\$37,750UBR:0.512Period: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 property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

#### Rent

£46,500 per annum exclusive

## Service Charge

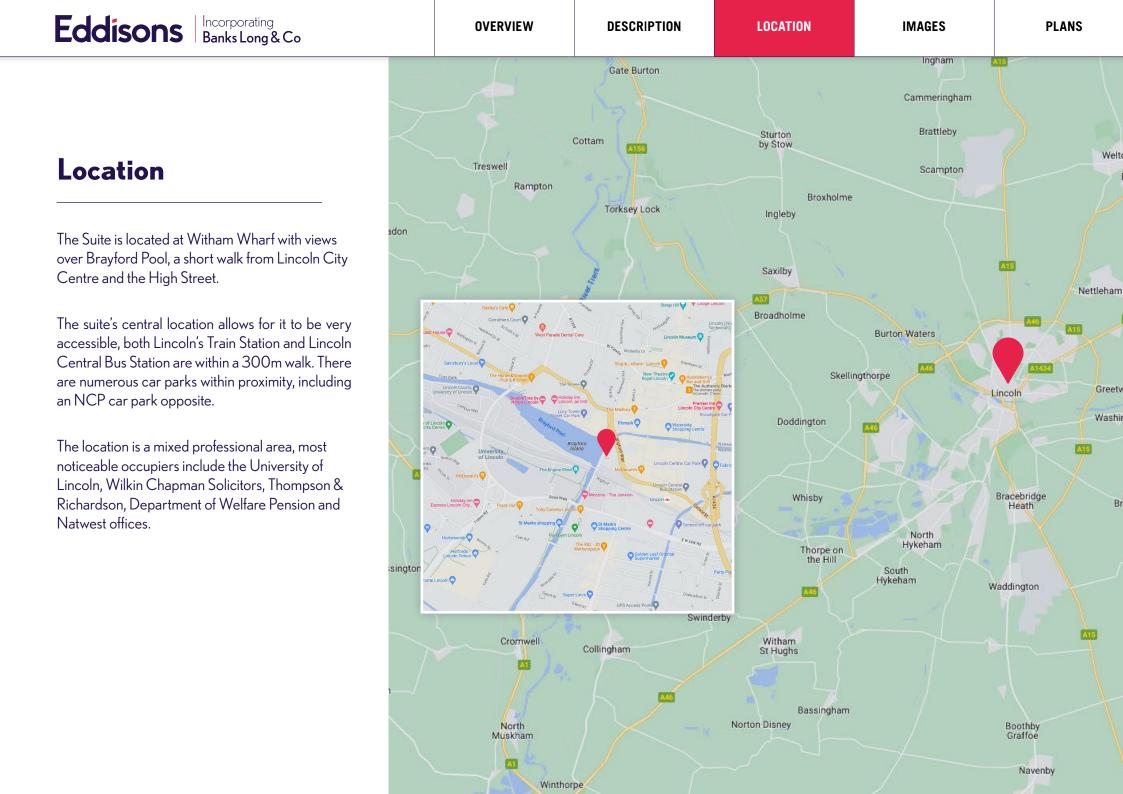
A service charge is payable by all the occupiers to cover the upkeep and maintenance of the common parts.

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.







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