Part Ground Floor, Suite 2, Witham Wharf, Brayford Wharf East, Lincoln, LN5 7AY

#10707/2023D

Part Ground Floor, Suite 2 Witham Wharf

Brayford Wharf East, Lincoln, LN5 7AY

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:

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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 WC'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^2	ft^2
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 Council
Description: Office and Premises
Rateable value: £37,750
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 property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£8,000 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

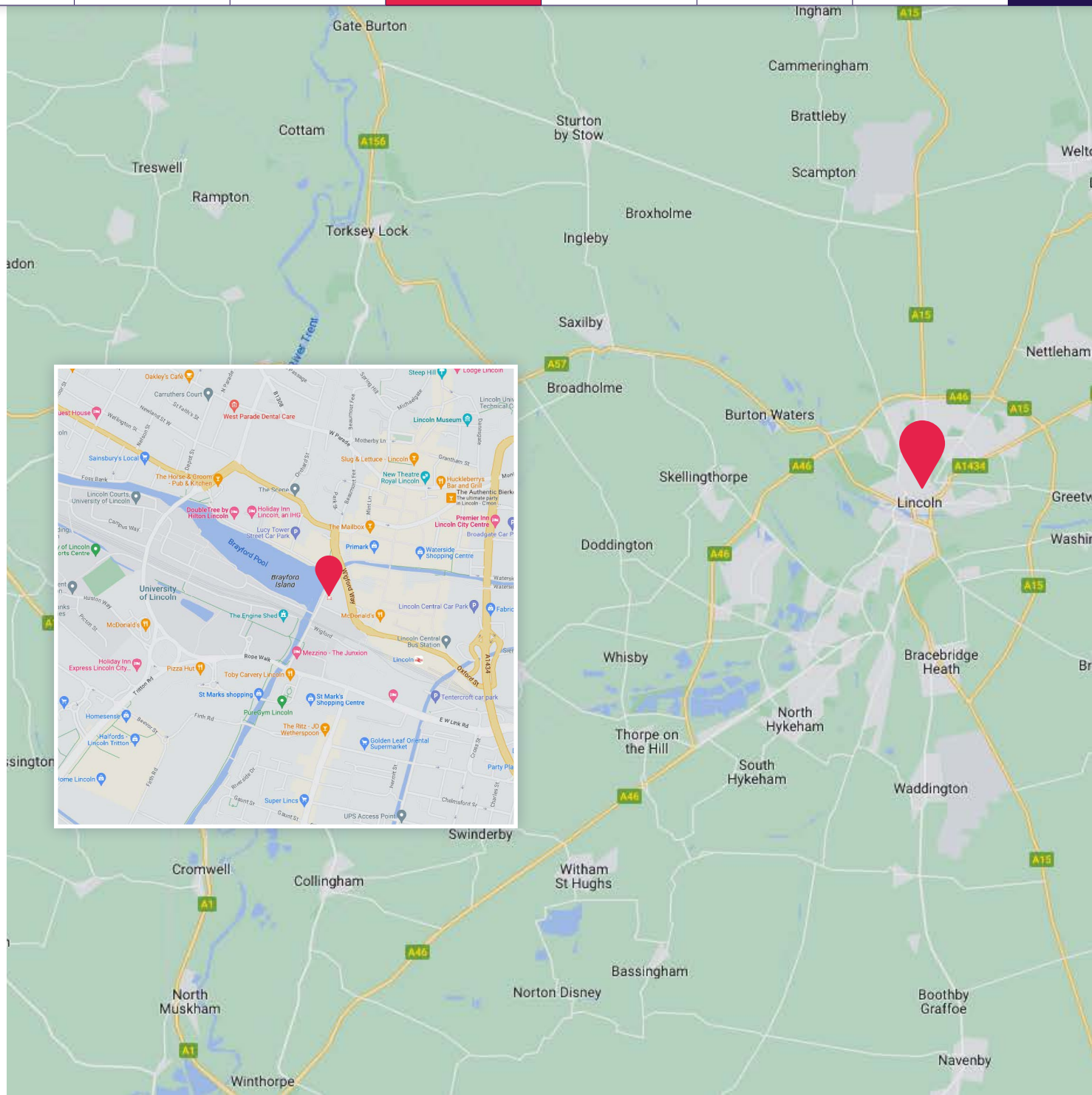
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

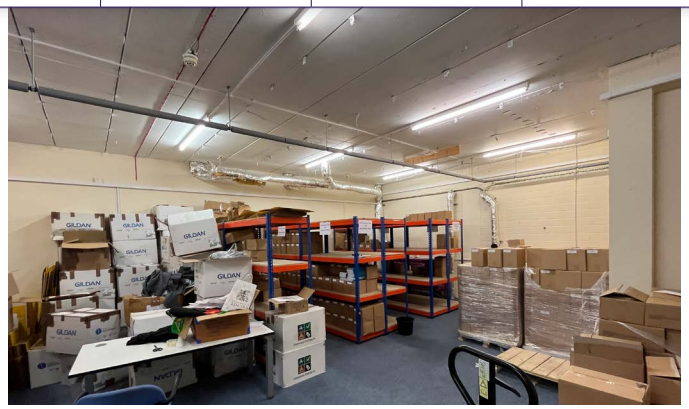
Location

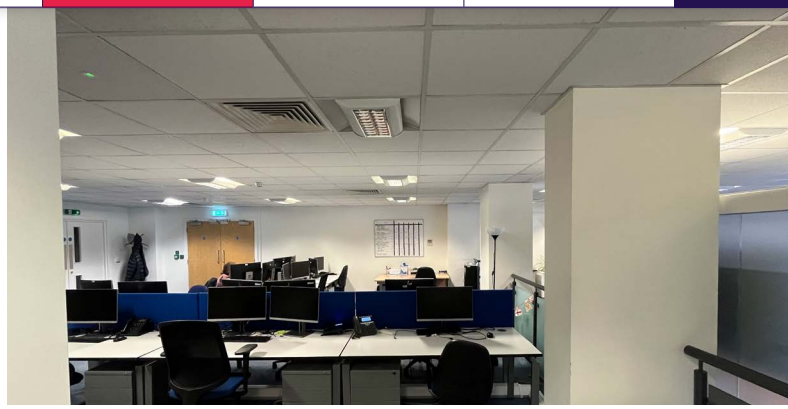
The Suite is located at Witham Wharf with views over Brayford Pool, a short walk from Lincoln City Centre and the High Street.

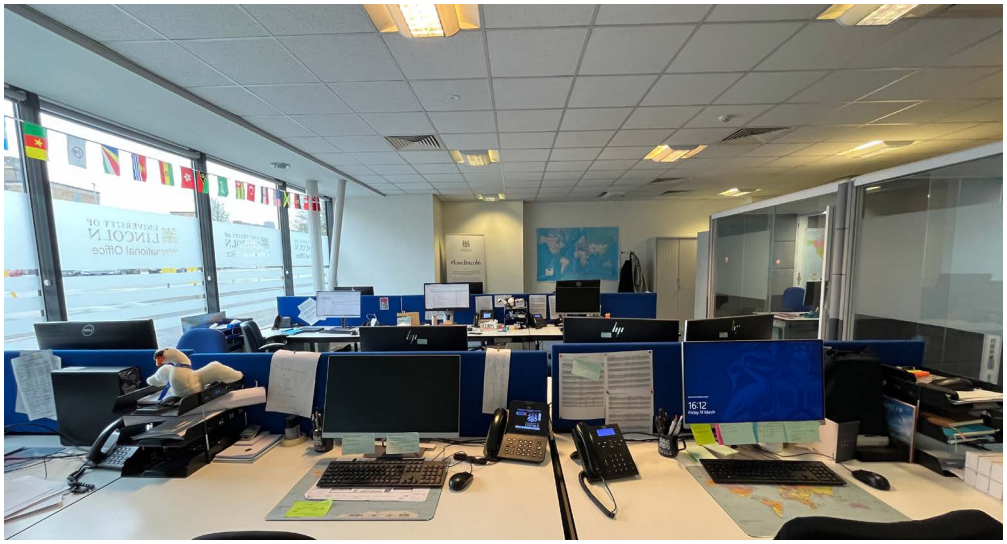
The suite's central location allows for it to be very accessible, both Lincoln's Train Station and Lincoln Central Bus Station are within a 300m walk. There are numerous car parks within proximity, including an NCP car park opposite.

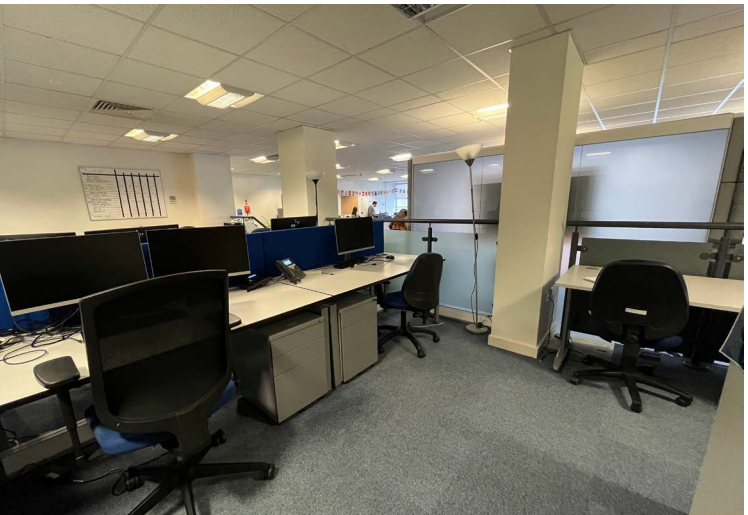
The location is a mixed professional area, most noticeable occupiers include the University of Lincoln, Wilkin Chapman Solicitors, Thompson & Richardson, Department of Welfare Pension and Natwest offices.

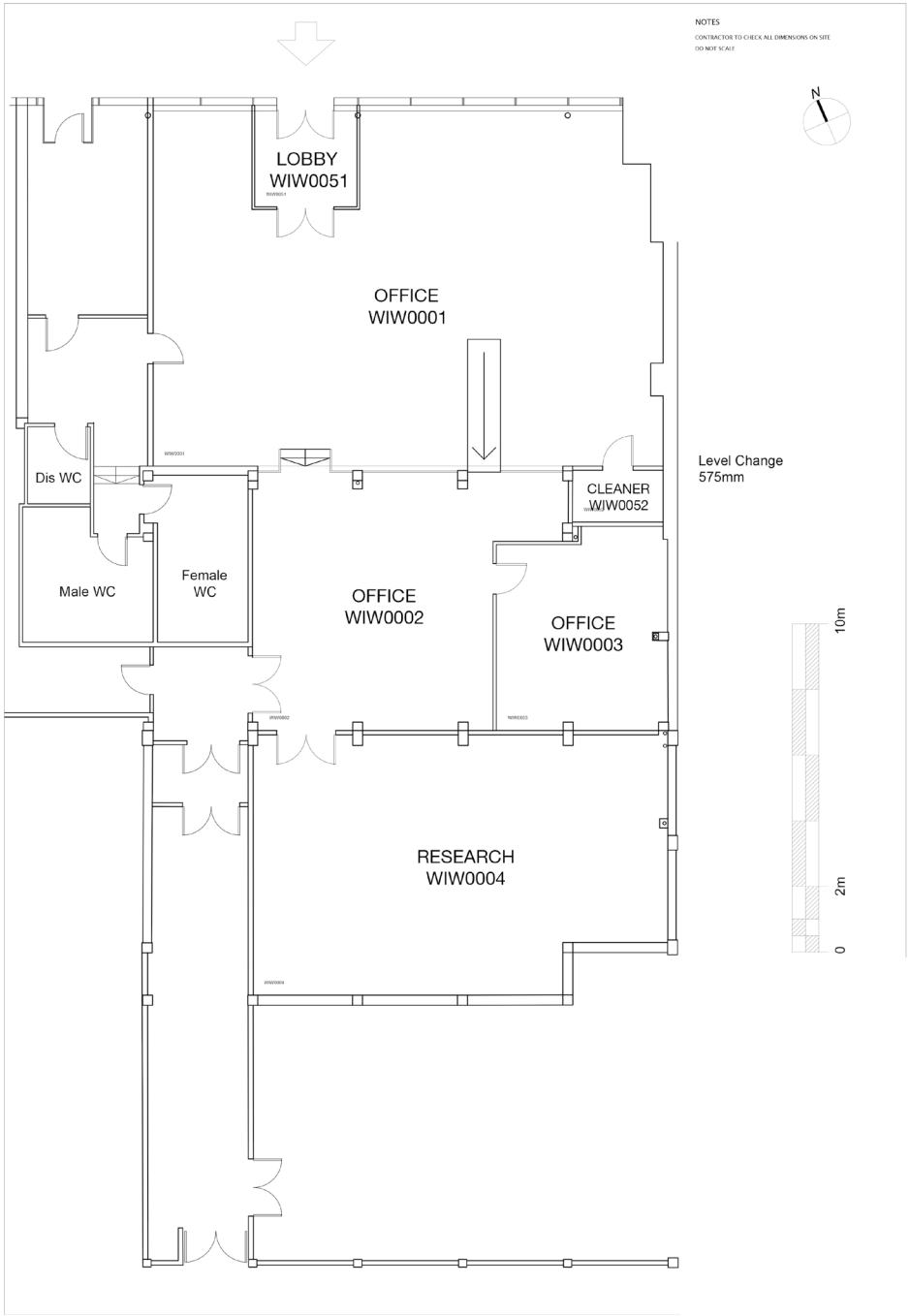











NOTES
CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE
DO NOT SCALE
N
LOBBY
WIW0051
OFFICE
WIW0001
Dis WC
Male WC
Female
WC
OFFICE
WIW0002
CLEANER
WIW0052
OFFICE
WIW0003
Level Change
575mm
RESEARCH
WIW0004
0
2m
10m