

Queensgate House, Silver Street Lincoln, LN2 1DY #M368-X/2022E

Eddisons

Incorporating Banks Long & Co

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Queensgate House, Silver Street								
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Agreement	Detail	Rent	Size	Location	Propert	ty ID		
To Let	Office	£19,500 pax	216.93 sq m (2,335 sq ft)	Lincoln, LN21D	Y #M368-X	/2022E		

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE BSc (Hons) Surveyor cameron.mcrae@eddisons.com 07857 457470 01522 544515 Eddisons Incorporating Banks Long & Co

OVERVIEW

PLANS

Property

The available suite comprises a ground floor office unit benefitting from communal ground floor entrance lobby with a passenger lift providing access to all floors. The building also has communal female and male WC facilities.

The suites are open plan benefitting from kitchenette facilities, carpet tiled floors, painted plastered walls, suspended ceiling incorporating inset lighting and gas central heating served radiators.

There are car parking spaces specifically allocated in the lower ground floor car park.

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	ft²
NIA	216.93	2,335

Services

Mains supplies of water, electricity, drainage and gas are available and connected to the property.

These have not been tested and any interested parties should make their own investigations to the relevant service providers.

Town & Country Planning

We have been advised by the Local Planning Authority that the property has consent for uses falling within Class B1 (Offices) of the Town and Country Planning (Use Classes) Order 1987.

Rates

Charging Authority:City of Lincoln CouncilDescription:Office and PremisesRateable value:\$15,902UBR:0.512Period:2022-2023

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 suite is available To Let by way of a new effectively Full Repairing and Insuring lease for a term of years to be agreed.

IMAGES

Rent

 $\pounds19,500$ per annum exclusive

The car parking spaces are available in addition by way of separate agreement at an annual rental of \$750~per space.

Service Charge

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

The service charge also includes building insurance, electricity, water and drainage charges for the suite.

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.

Eddisons Incorporating Banks Long & Co **OVERVIEW** DESCRIPTION LOCATION IMAGES PLANS westrisby East Firsby naith Willingham by Stow Spridlington Ingham Normanby Coates by Stow Ha Hackthorn Stow Pasture Location Marton Cammeringham Stow High Brattleby Thorpe in Sturton the Fallows by Stow Brampton The property is located fronting Silver Street Aisthorpe Welton at its junction with Bank Street in Lincoln City Scampton **RAF** Scampton Torksey Dunholme Bransby Centre with neighbouring occupiers in the 046 building including Driving Standards Agency D orksey 💡 and People Plus. North Carlton Grange Tesco Expres So de Lings Vice & Co The Tattooed Arm The property is a short walk from the wide B1308 Laugh B1308 South Carlton Q A15 range of amenities on Lincoln High Street. Sudb Bubble Ave Riseholme Nettleham vton 0 A158 rent ising Café Burton Mint S 0 North Stonebow Centre Post Office The Mail Burton Waters Greetwell 0 Ch Willin Lincoln Cathed Primark 😁 . 16 orpe Greetwell Lin. aln dy Sho River High Bridge Washingborough 0 Google Swilleuloipe Canwick Heighing Spalford BOULTHAM MOOR 00 Eagle Moor Bracebridge Whisby Branston Heath Eagle North Scarle car Whisby North Hykeham Nature Park Thorpe on Royal Air Force Eagle

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the Hill

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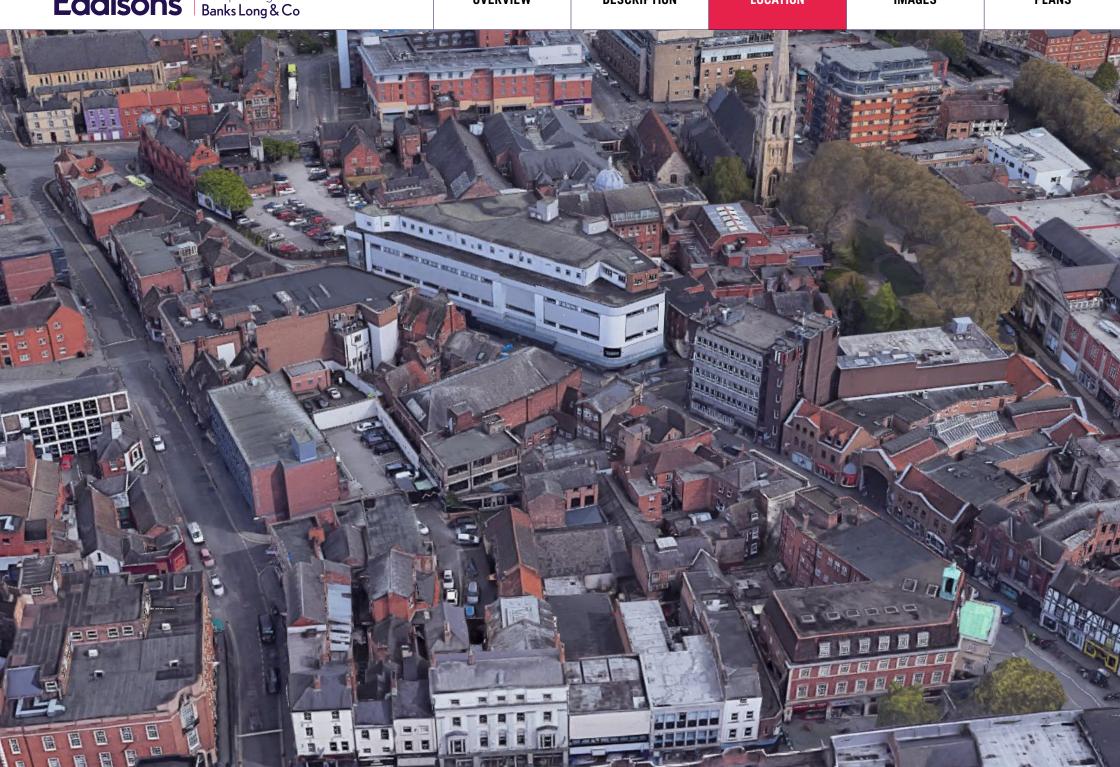
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