



**Queensgate House, Silver Street  
Lincoln, LN2 1DY**

#M368-X/2022E

# Queensgate House, Silver Street

Lincoln LN2 1DY



Agreement

To Let



Detail

Office



Rent

£19,500 pax



Size

216.93 sq m (2,335 sq ft)



Location

Lincoln, LN2 1DY



Property ID

#M368-X/2022E

**For Viewing & All Other Enquiries Please Contact:**



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## 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 <sup>2</sup>	ft <sup>2</sup>
NIA	216.93	2,335

## Energy Performance Certificate

Rating: D87

## 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 Council  
 Description: Office and Premises  
 Rateable value: £15,902  
 UBR: 0.512  
 Period: 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.

## Rent

£19,500 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.

## Location

The property is located fronting Silver Street at its junction with Bank Street in Lincoln City Centre with neighbouring occupiers in the building including Driving Standards Agency and People Plus.

The property is a short walk from the wide range of amenities on Lincoln High Street.





