

OFFICE

TO LET



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

#M368-X/2024/2025A

Eddisons

QUEENSGATE HOUSE

SILVER STREET, LINCOLN, LN2 1DY



Agreement

To Let



Detail

Office



Rent

£17,500 - £23,400 pax



Size

216 - 290 sq m
(2,335 - 3,120 sq ft)



Location

Lincoln, LN2 1DY



Property ID

#M368-X/2024I/2025A

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE
BSc (Hons)
Surveyor

cameron.mcrae@eddisons.com
07929 105394
01522 544515



JASPER NILSSON
BA (Hons)
Surveyor

jasper.nilsson@eddisons.com
07929 105395
01522 544515

Property

The available suites comprise ground and second floor office units 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 ceilings 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	ft ²
Ground Floor	216.93	2,335
Second Floor	290.00	3,120

Energy Performance Certificate

Rating: D87

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. 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 B1 (Offices) of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: City of Lincoln Council
Description: Office and Premises
Rateable Value: £15,902

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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

Ground Floor - £17,500 per annum exclusive

Second Floor - £23,400 per annum exclusive

The car parking spaces are available in addition by way of separate agreement at an annual rent of £750 per space.

Service Charge

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

The service charge also includes buildings insurance, electricity, water and drainage charges for the suites.

VAT

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

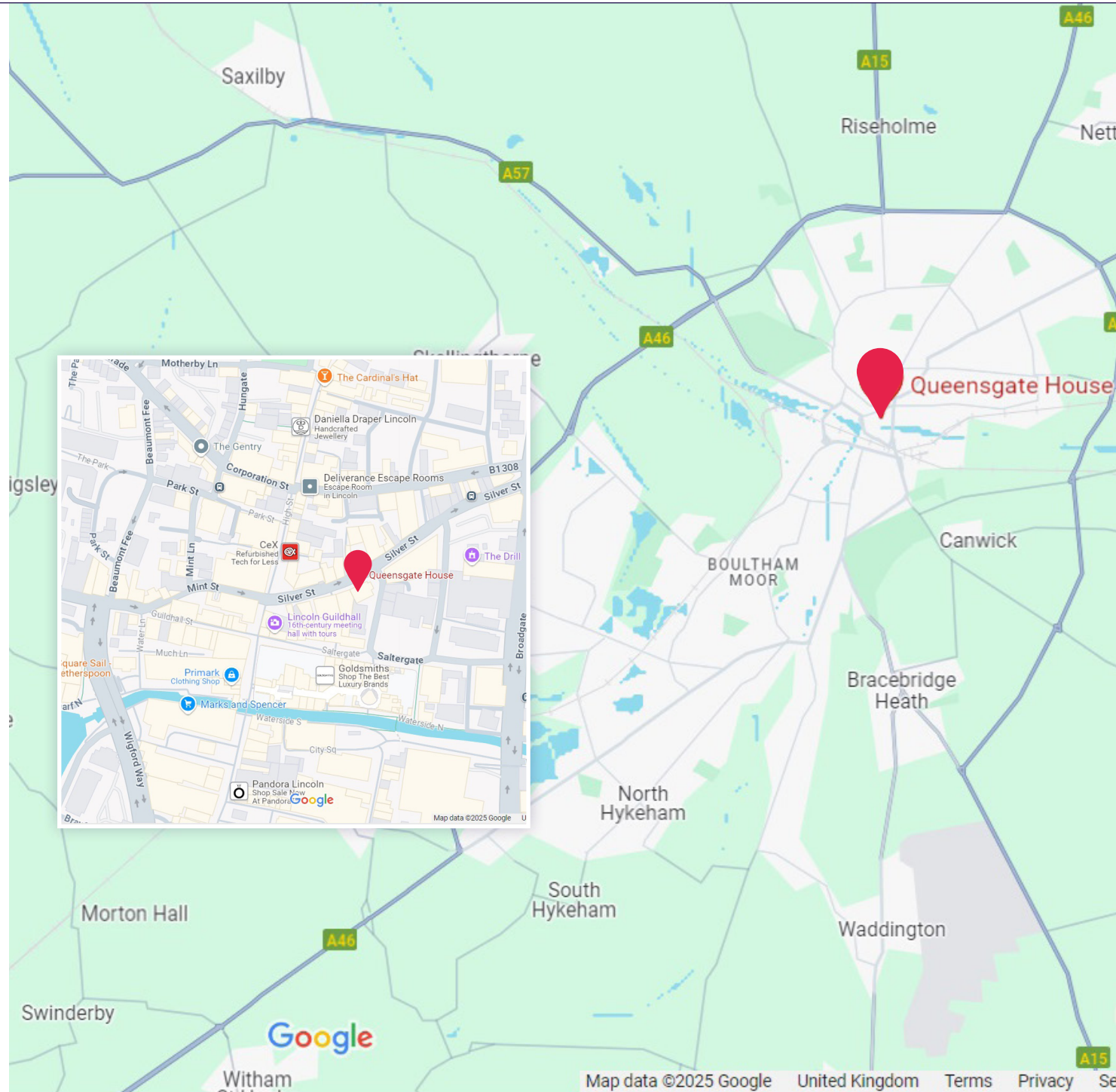
Legal Costs

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.





Google

