



**Suite 1, Firth Road Business Park
Lincoln, LN6 7AA**

#M9724/2023G

Suite 1, Firth Road Business Park

Lincoln, LN6 7AA



Agreement

To Let



Detail

Office



Rent

£17,500 pax



Size

234.65 sq m (2,525 sq ft)



Location

Lincoln, LN6 7AA



Property ID

#M9724/2023G

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)

Surveyor

cameron.mcrae@eddisons.com

07929 105 394

01522 544515

Property

The property comprises a well-presented office suite arranged on ground floor level. Internally the property comprises open plan office space, individual office suites, WC's and a staff kitchen.

Externally the property has ample car parking within Firth Road Business 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
Total GIA	234.65	2,525

Energy Performance Certificate

Rating: B34

Services

Mains supplies of water, drainage, electric and gas are available and connected to the property. Interested parties are advised to make their own investigations to utility service providers.

Town & Country Planning

We understand that the property has consent for office use falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

Charging Authority: City of Lincoln Council
Description: Offices and Premises
Rateable value: £12,000
UBR: 0.512
Period: 2024-2025

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 an effective Full Repairing and Insuring lease for a minimum term of years to be agreed.

Rent

£17,500 per annum exclusive

Service Charge

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

VAT

VAT will 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

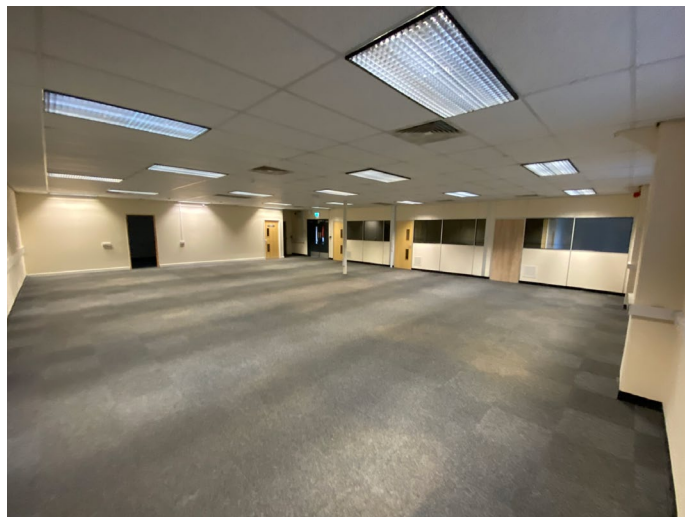
Firth Road Business Park is located on Firth Road, a short walk from Tritton Retail Park, St Mark's Shopping Centre and the University of Lincoln Campus with Lincoln City Centre beyond to the north east.

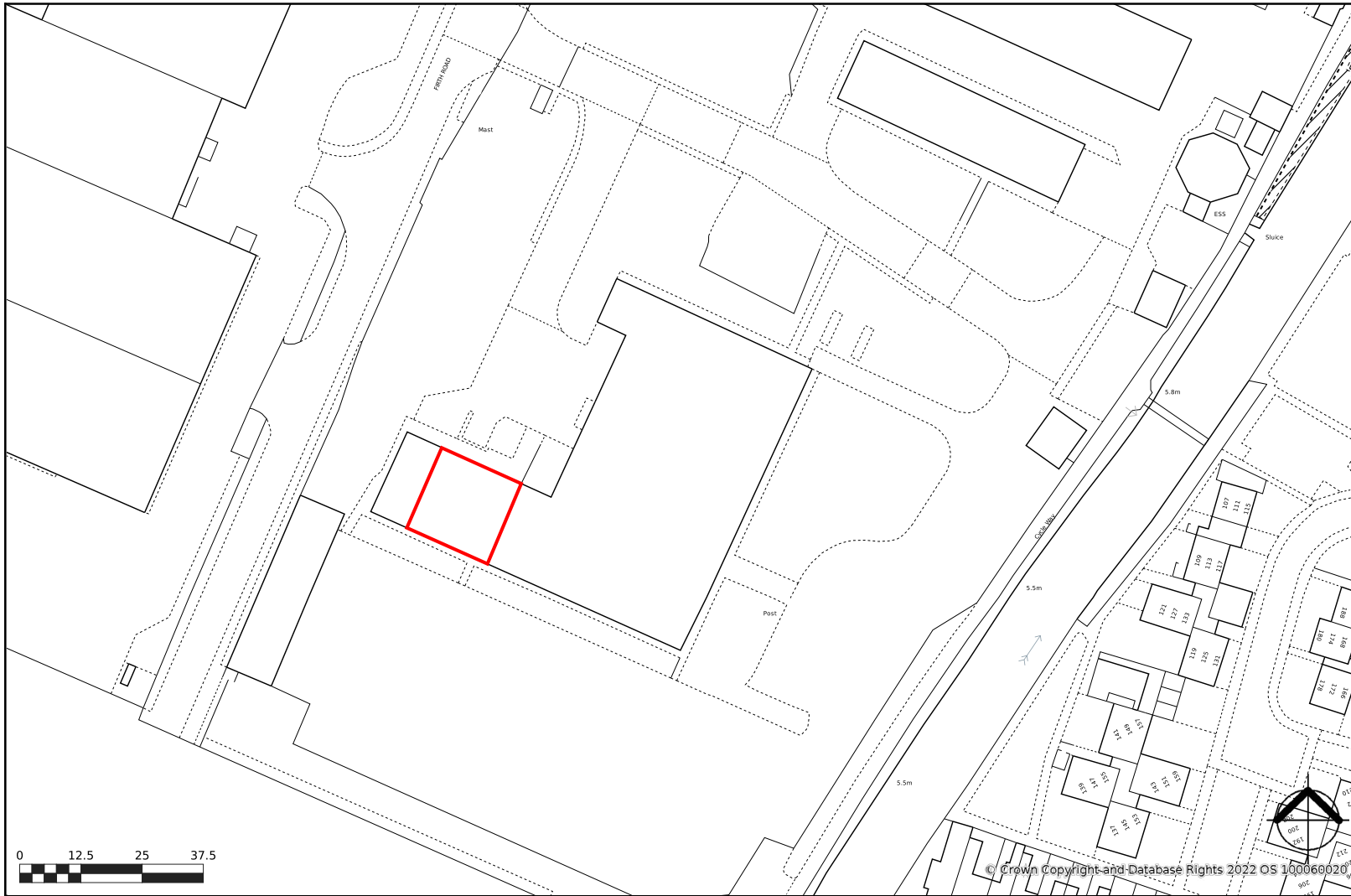
Lincoln Central Train Station and new Transport Hub are also less than a mile away. Lincoln itself has quick access to the A46 dual carriageway with the A116 miles to the south west.

Neighbouring occupiers on the Business Park include Siemens PLC, ITP Engines UK Limited and Teledyne E2V (UK) Limited.









created on **edozo**

Plotted Scale - 1:1,250