



**Unit 3 Henley Office Park, Doddington Road, Lincoln
LN6 3QR**

#10811/2024A

Eddisons

| Incorporating
Banks Long & Co

Unit 3 Henley Office Park

Doddington Road, Lincoln, LN6 3QR



Agreement

To Let



Detail

OFFICE



Rent

£58,200 pax



Size

485.69 sq m (5,226 sq ft)



Location

Lincoln, LN6 3QR



Property ID

#10811/2024A

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 modern detached office building offering open plan accommodation at ground and first floor level. The offices are fitted with carpet tiled flooring and suspended ceilings with LED inset lighting. There is air conditioning throughout, a kitchen and separate WC and shower facilities. Passenger lift is located within the ground floor reception area. Externally, the property benefits from 32 car parking spaces.

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 NIA	485.69	5,226

Energy Performance Certificate

Rating: To be reassessed

Services

We understand that mains water, electricity and drainage supplies 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(g)(i) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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: £49,750

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

£58,200 per annum exclusive

VAT

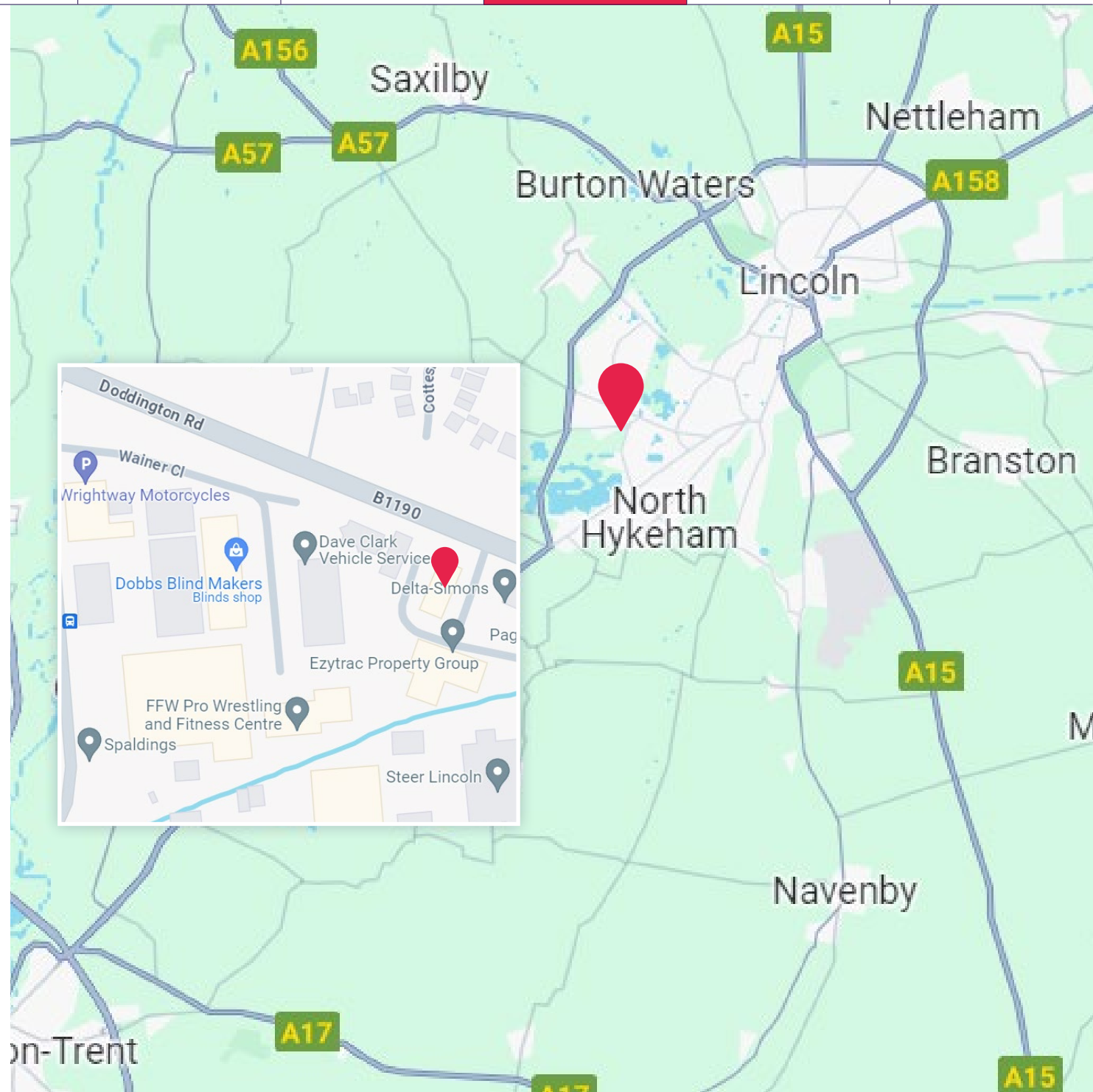
VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

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

Location

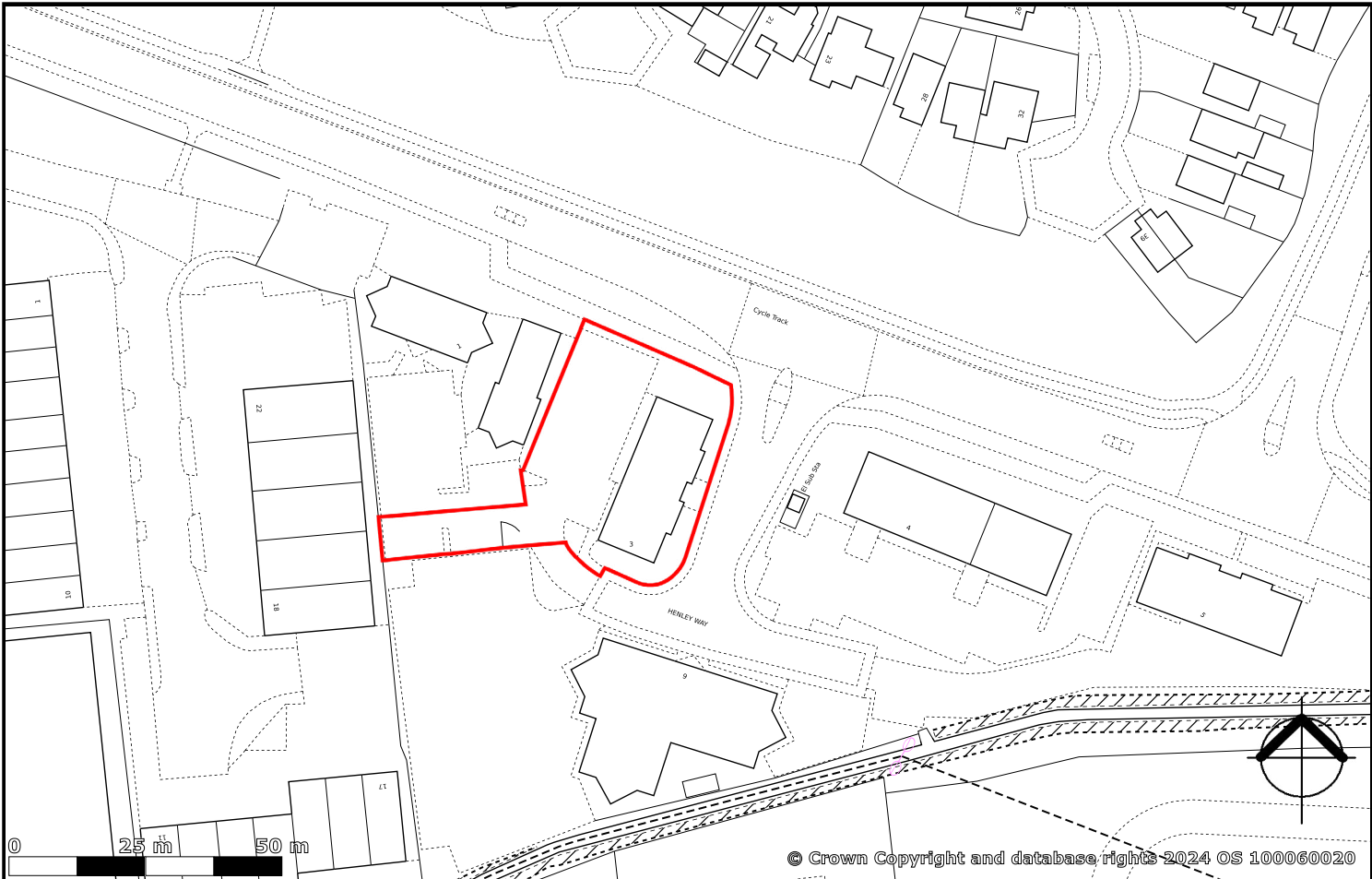
Henley Way Business Park is situated off Doddington Road, within the South West Quarter Business District, widely regarded as Lincoln's premier commercial and business location. It is situated 3½ miles south west of Lincoln city centre. The prominent location provides easy access to the A46 dual carriageway which is one of the principal arterial and commuter routes into Lincoln city centre and provides easy access to the A1 and national motorway network.







Unit 3, Henley Way, Lincoln, LN6 3QR



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Plotted Scale - 1:1,250