



SERVICED OFFICES TO LET

The Elms, Torksey Lock, Lincoln, LN1 2EH

Rent From £400 pcm (All-Inclusive Rent)

Various high quality office suites are available to let within this prestigious 'Head Quarters' office building, within the popular village of Torksey. The offices are available individually or combined and are finished to a high quality. The offices vary in size and individual accommodate requirements of between 14.7 sq.m (158 sq.ft) up to 22.1 sq.m (238 sq.ft), but can be increased if combined. Communal Kitchen, Toilets, a Reception and electric car charging points are provided. A boardroom is available separately for half a day or a full day hire.



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OFFICE 2



OFFICE 4



LOCATION

The Elms is prominently located on the Gainsborough Road (A156), adjacent to Torksey Lock. The property is located approximately a 15 minutes' drive from Lincoln and Gainsborough and there is also good access to the National Motorway Network via the M1 and M18.

DESCRIPTION

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ACCOMMODATION

The three offices are located at ground level and are approached via a manned reception desk, where visitors are greeted. The reception is open seven days a week (times vary). Two of the offices at the front are interconnecting, with the third opposite.

OFFICE 5



OFFICE 7



OFFICE 8/BOARDROOM



Office 1 - LET

Office 2 - 14.7 sq.m (158 sq.ft) - £395 pcm

Office 3 - LET

Office 4 - 18 sq.m (194 sq.ft) - £460 pcm

Office 5 - 14.7 sq.m (158 sq.ft) - £395 pcm

Office 6 - LET

Office 7 - 21.3 sq.m (229 sq.ft) - £495 pcm

Office 8 (**Boardroom**) - half a day £10/full day £20

Office 0 - 22.1 sq.m (238 sq.ft) - £515 pcm

The offices are available individually or combined.

The accommodation is finished to an excellent specification to include central heating, perimeter trunking, suspended ceilings, use of internet and telecom systems and ample car parking. (

In addition to the use of the boardroom within the building, Tenants have the benefit of use of communal kitchen and WC facilities. (The large boardroom is available for use free for 2 hours per week thereafter is charged at £10 per half day and £20 per full day. Subject to availability).

Electric car charging points are available externally (Large commercial vehicles are not permitted). Details can be provided upon request.

SERVICES

The rents quoted above are inclusive of heating, lighting and use of all facilities within the building.

EPC RATING – C

TENURE

The offices are available to let under a Licence to Occupy for a term to be agreed (minimum term 6 months). Full details are available on request.

The ingoing Tenant is responsible for a referencing fee of £100 inclusive of VAT, together with the payment of the first month's rent and a deposit (equivalent to one month's rent), returnable at the end of the licence term. The Tenant will also need to pay the Agent's admin fee to produce the Licence Agreement of £60 inc VAT.

BUSINESS RATES

Business Rates are included within the rent.

VAT

The Landlord advises that VAT is not payable on the rent charged.

VIEWINGS

By prior appointment through Mundys.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 324.3 sq. metres (3490.7 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

