



**19 Corporation Street
Lincoln LN2 1HL**

**Rent £12,500 Per Annum
Four-Storey Office Building To Let**

We are pleased to offer to let this City Centre Office Building with office accommodation across four floors providing accommodation, which, in total, extends to 85 sq.m (915 sq.ft). The property is considered suitable for a variety of business uses and viewing is highly recommended. Alternatively, the Landlord would consider a sale of the Freehold.



19 Corporation Street, Lincoln



LOCATION

The property is prominently located on Corporation Street, which is a continuation of Clasketgate and West Parade, located within the heart of Lincoln's central business district with neighbouring occupiers comprising a mixture of office, retail and leisure operators. Lincoln's prime High Street is in close walking distance as is the Lincoln Transport Hub providing the main line bus and rail connections.

ACCOMMODATION

GROUND FLOOR

Open Plan Office - 4m x 5.5m

With electric storage heater, air-conditioning unit and glazed frontage onto Corporation Street. Towards the rear is a fire escape access and lobby with stairwell.

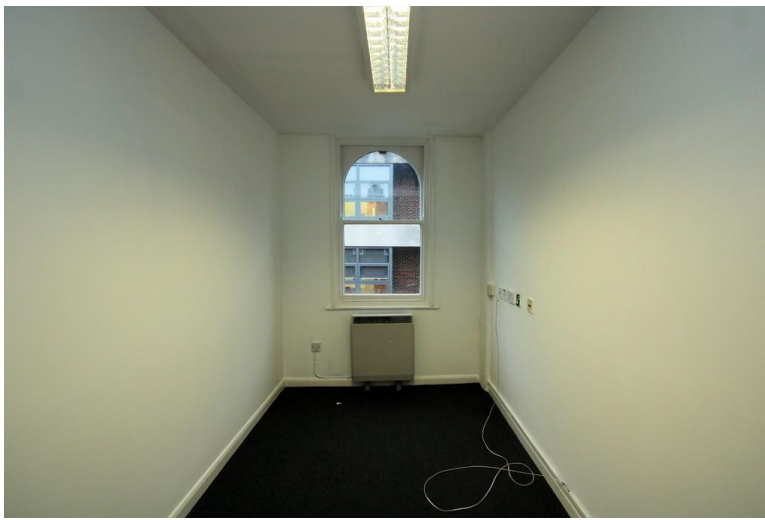
LOWER GROUND FLOOR/BASEMENT - 4m x 6.2m

Previously used as a staff room with panelled walls and stainless steel sink unit.

FIRST FLOOR

General Office - 4m x 4.5m

With power and data cabling, LED lighting and two sash windows overlooking Corporation Street.



Male & Female WC Facilities

With each compartment having a WC and wash hand basin.

SECOND FLOOR

Office 1 (to the front) - 1.9 m x 3.8 m

With electric heater and timber sash window to the front.

Office 2 (to the rear) - 1.9 m x 3.8 m

With electric panel heater and timber double glazed window overlooking the rear.

Office 3 - 2.1 m x 2.5 m

With electric storage heater and timber double glazed window overlooking the rear.



SERVICES

Mains drainage, electricity and water are connected. Heating is via electric heaters and an air-conditioning system.

EPC Rating - E

LEASE TERMS

The property is available to let for a term of years to be agreed at an initial rental of £12,500 per annum. The Lease will be subject to three yearly rent reviews and the property is available on a conventional Full Repairing & Insuring basis. A deposit will be payable by the incoming Tenant equivalent to three months' rent.

BUSINESS RATES

Rateable Value - £6,600

Small Business Multiplier (2023/2024) 49.9p in the £.

The property may qualify for small business rates relief.

It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

VAT

VAT is not payable on the rent.

LEGAL COSTS

The incoming Tenant will incur a referencing fee of £120 inc VAT per person named on the Lease, together with the Landlord's reasonable legal costs in association with the production of the Lease.

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.

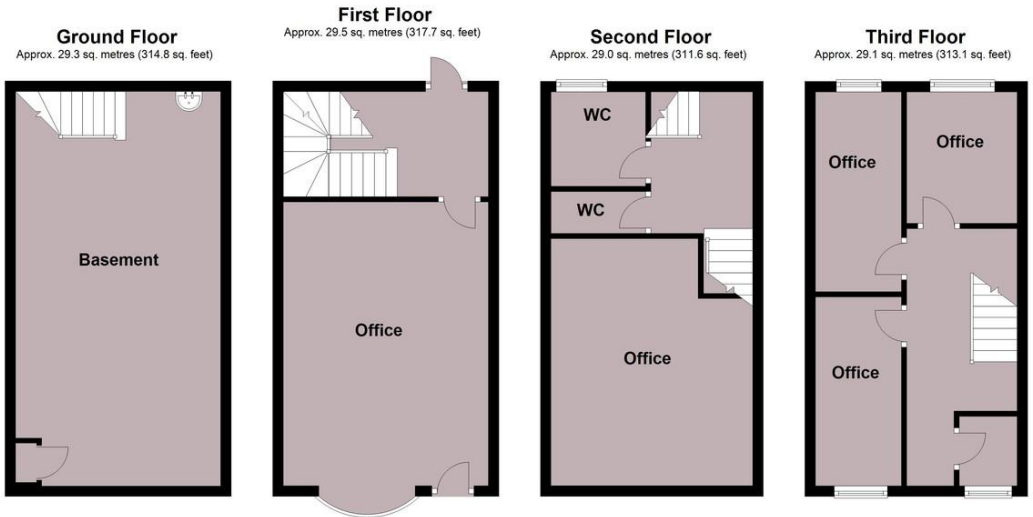
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys 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 Mundys 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. 116.8 sq. metres (1257.3 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 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.

