



## First Floor Office Suite

38 Grantham Street, Lincoln, LN2 1LW

**Rent £6,000 Per Annum**

We are pleased to offer to let this self-contained First Floor Office Suite which extends, in total, to 42 sq.m (450 sq.ft) comprising an open-plan office area with glazed partitioned office off, together with a kitchen and WC facility, being located within Lincoln's prime City Centre business district, accessible directly off High Street, adjacent to Pizza Express and The Cardinals Hat Public House. The accommodation is competitively priced and ideally suited to a small business looking to relocate to an excellent City Centre location.



## First Floor Office Suite, 38 Grantham Street, Lincoln, LN2 1LW



### LOCATION

Grantham Street is located directly off Lincoln's pedestrianised High Street, on the junction with Pizza Express and The Cardinals Hat Public House. The property is therefore easily accessible and convenient for the full range of amenities that the Cathedral City of Lincoln has to offer.

### DESCRIPTION

We are pleased to offer to let this self-contained First Floor Office Suite which extends, in total, to 42 sq.m (450 sq.ft) comprising an open-plan office area with glazed partitioned office off, together with a kitchen and WC facility, being located within Lincoln's prime City Centre business district, accessible directly off High Street, adjacent to Pizza Express and The Cardinals Hat Public House. The accommodation is competitively priced and ideally suited to a small business looking to relocate to an excellent City Centre location.

### ACCOMMODATION

From the shared entrance lobby, a stairwell gives access to the first floor suite comprising an open-plan 'L' shaped office with glazed partitioning to create a separate meeting room/boardroom. In addition, there is a kitchen and WC compartment. The main office area extends to 37 sq.m (400 sq.ft) and the additional kitchen and WC facilities extend to a further 5 sq.m (50 sq.ft).





## SERVICES

Mains electricity, water and drainage are connected. Electric wall heaters are installed and LED lighting is fitted throughout the office accommodation. Water is shared with the other floors and the Landlord will apportion this when bills are received.

EPC Rating - C

## LEASE TERMS

The property is available to let under the terms of a new Internal Repairing & Insuring Lease for a term of years to be agreed at a rental of £6,000 per annum.

A rent deposit equivalent to three months' rent will also be required, refundable at the end of the term.

## SERVICE CHARGE

A Service Charge will be levied to contribute towards the costs associated with Buildings Insurance and maintenance of communal areas.

## BUSINESS RATES

Rateable Value - £4,400

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 understood to be chargeable in addition to the rent.

## LEGAL COSTS

The incoming Tenant will be responsible for the Agent's referencing fee of £120 inc VAT together with the reasonable costs for the production of the Lease agreement.

## 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.

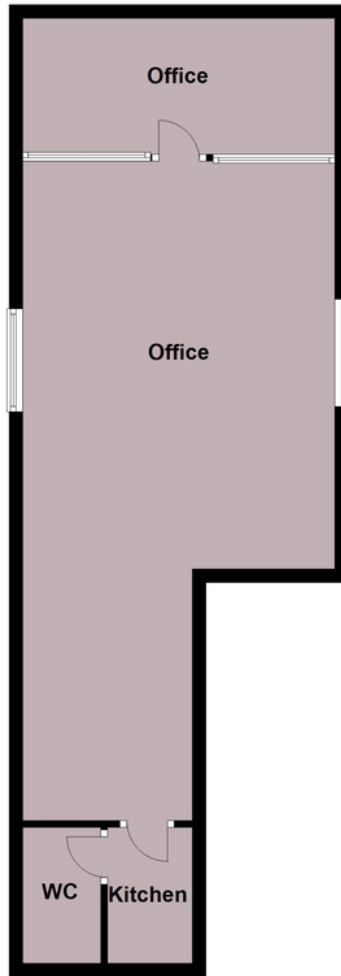
## GENERAL

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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.





**29-30 Silver Street**  
Lincoln  
LN2 1AS  
commercial@mundys.net  
01522 556088

**22 Queen Street**  
Market Rasen  
LN8 3EH

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.

