



Unit 1 Wrightsway Lincoln, LN2 4JY

Rent £10,200 Per Annum Two-Storey Office Suite To Let

We are delighted to offer to let this recently developed, high-quality, open-plan office unit with accommodation at ground and first floor level extending, in total, to 62.3 sq.m (760 sq.ft), incorporating kitchen and disabled access WC facilities, air-conditioning throughout the office space, solar panels with battery back up and two allocated car parking spaces. Further visitor car parking spaces are available. The property is located within a popular and established business park district on the eastern outskirts of Lincoln City Centre, convenient for a full range of facilities. Viewing is highly recommended to appreciate the quality of finishes and the excellent secure gated environment.





LOCATION

Wrightsway is located directly off Outer Circle Road on the eastern fringe of the City Centre, which can be accessed directly from Wragby Road (A1434), or Greetwell Road, therefore, being within close proximity of Lincoln County Hospital. The property is within an established business park district with neighbouring occupiers comprising a mixture of businesses and retailers.

DESCRIPTION

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In addition to the accommodation as described above, occupiers will have the use of booking a meeting room on site if board meetings etc are needed.





SERVICES

Mains electricity, water and drainage are connected. Heating and cooling is provided by air-conditioning units and the property has the benefit of photovoltaic panels to generate off-grid electricity.

EPC Rating - A

LEASE TERMS

The unit is available to let for a term of years to be agreed on a Full Repairing & Insuring basis, subject to three yearly rent reviews. A Rent Deposit equivalent to three months' rent will be payable. Further details are available on request.

BUSINESS RATES

Rateable Value - £7,300

It might be possible to obtain Small Business Rates Relief. Multiply your RV by the small business multiplier (43.2p for the 2026/27 tax year).

VAT

VAT is payable in addition to the rent.

SERVICE CHARGE

The incoming Tenant will be responsible for the payment of a Service Charge to contribute towards the maintenance and upkeep of communal areas.

APPLICATION FEES

The Tenant will be responsible for a referencing fee of £150 inc VAT and the Landlord's reasonable legal costs associated with preparing the Lease documentation (estimated to be in the region of £600 inc VAT).

NOTE

The internal photographs within this marketing are for illustration purposes only.

VIEWINGS

By prior appointment through Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call in to one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these 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

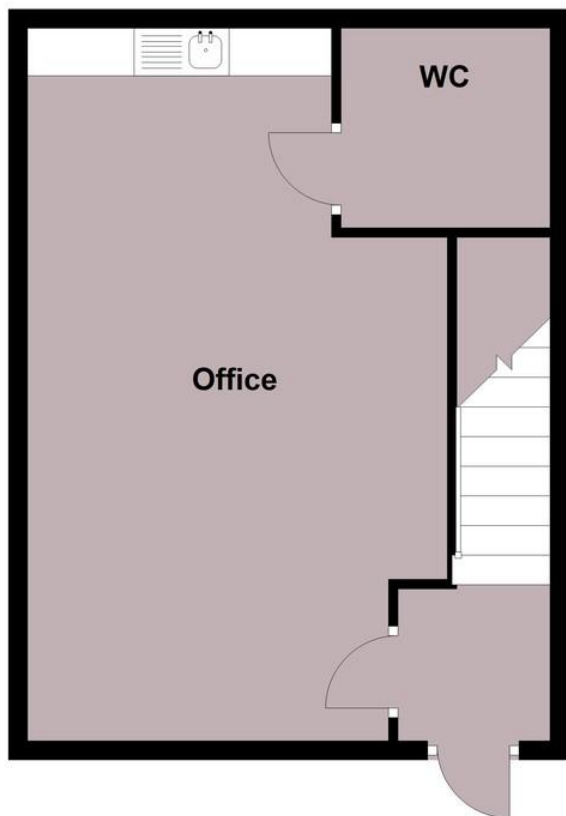
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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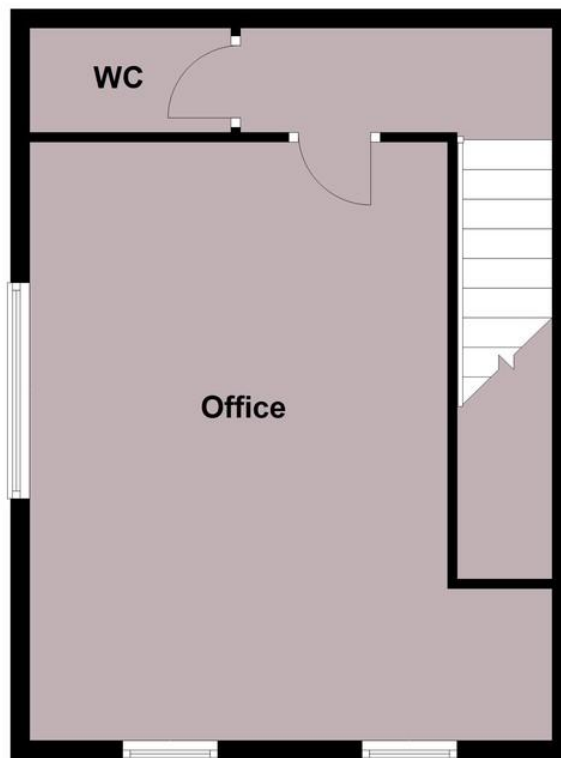
Ground Floor

Approx. 41.3 sq. metres (444.0 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



Total area: approx. 82.6 sq. metres (889.2 sq. feet)

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 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.

