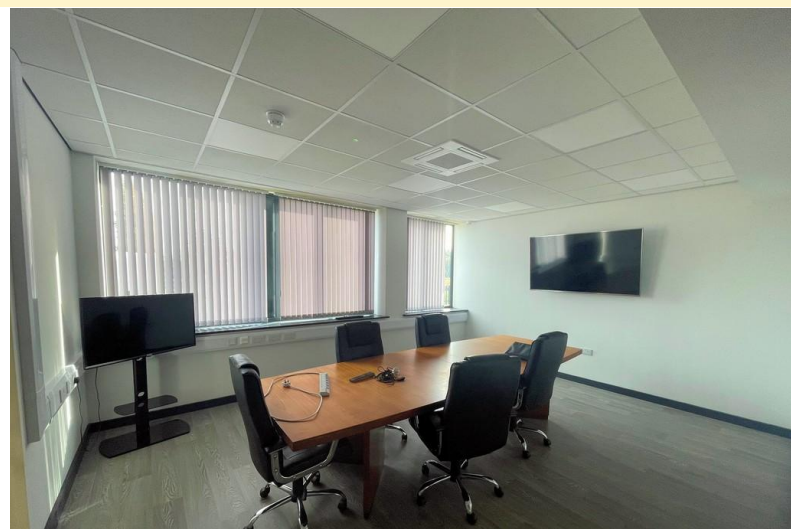


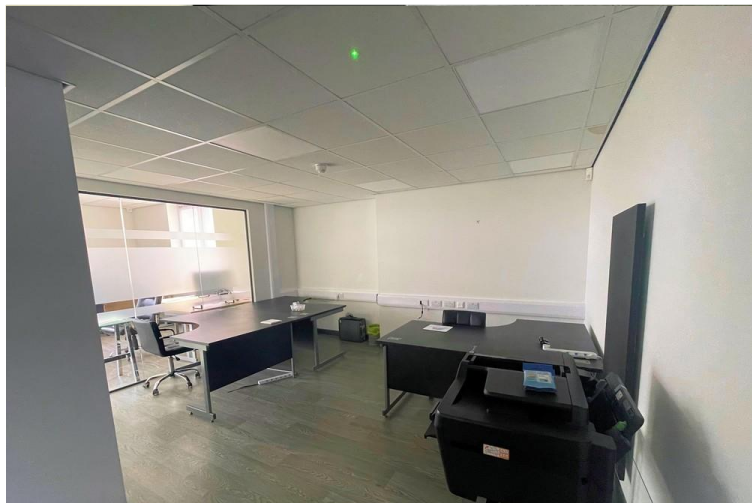


Offices, A46 Fosseway Newark Road, Aubourn, Lincoln, LN5 9EJ

High Quality Office To Let £18,000 PA

High Quality Offices To Let £18,000 p/a. This is an excellent opportunity to acquire very high quality office accommodation in a particularly prominent location with frontage onto the A46 Bypass, just south of Lincoln. The offices comprise three individual offices finished to a high specification with air-conditioning, perimeter trunking and LED lighting, all accessed via an impressive reception area, together with the use of shared WC and Staff Kitchen Facilities. The suite is available on an all-inclusive basis. The accommodation is available on a furnished basis if required. Further details are available on request.





LOCATION

This prominently located office building has direct frontage onto the A46 Bypass, just south of Lincoln City Centre, offering excellent connections to Lincoln and other surrounding towns and villages, including Newark and Nottingham. The property occupies an attractive landscaped site with ample visitor and staff car parking facilities available.

DESCRIPTION

High Quality Offices To Let £18,000 p/a. This is an excellent opportunity to acquire very high quality office accommodation in a particularly prominent location with frontage onto the A46 Bypass, just south of Lincoln. The offices comprise three individual offices finished to a high specification with air-conditioning, perimeter trunking and LED lighting, all accessed via an impressive reception area, together with the use of shared WC and Staff Kitchen Facilities. The suite is on an all-inclusive basis. The accommodation is available on a furnished basis if required. Further details are available on request.

ACCOMMODATION

The accommodation, including the reception area, extends to circa. 1,200 sq.ft and each individual office extends to 230 sq.ft, 284 sq.ft and 244 sq.ft respectively. The accommodation has contemporary glazed partitioning,



perimeter trunking for data and power together with suspended ceilings and air-conditioning to provide cooling and heating. All utility expenses, including lighting, power, heating and broadband is included within the rent.

SERVICES

Mains electricity, water and drainage are understood to be connected to the property and the costs of all such services are included within the rent.

EPC RATING – B(38)

PARKING

Ample parking.

LEASE

The offices are available individually or combined on flexible Lease terms. Further details are available on request.

BUSINESS RATES

Rateable Value - £5400

Tenants may benefit from Small Business Rates Relief resulting in no rates being payable. Further details are available on request.

VAT

VAT is payable on the rent charged.

LEGAL COSTS

The ingoing Tenant will be responsible for a referencing fee of £100 inc VAT per Applicant and a Lease preparation fee of £350 inc VAT. Further details are available on request.

VIEWINGS - By prior appointment through Mundys.

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.

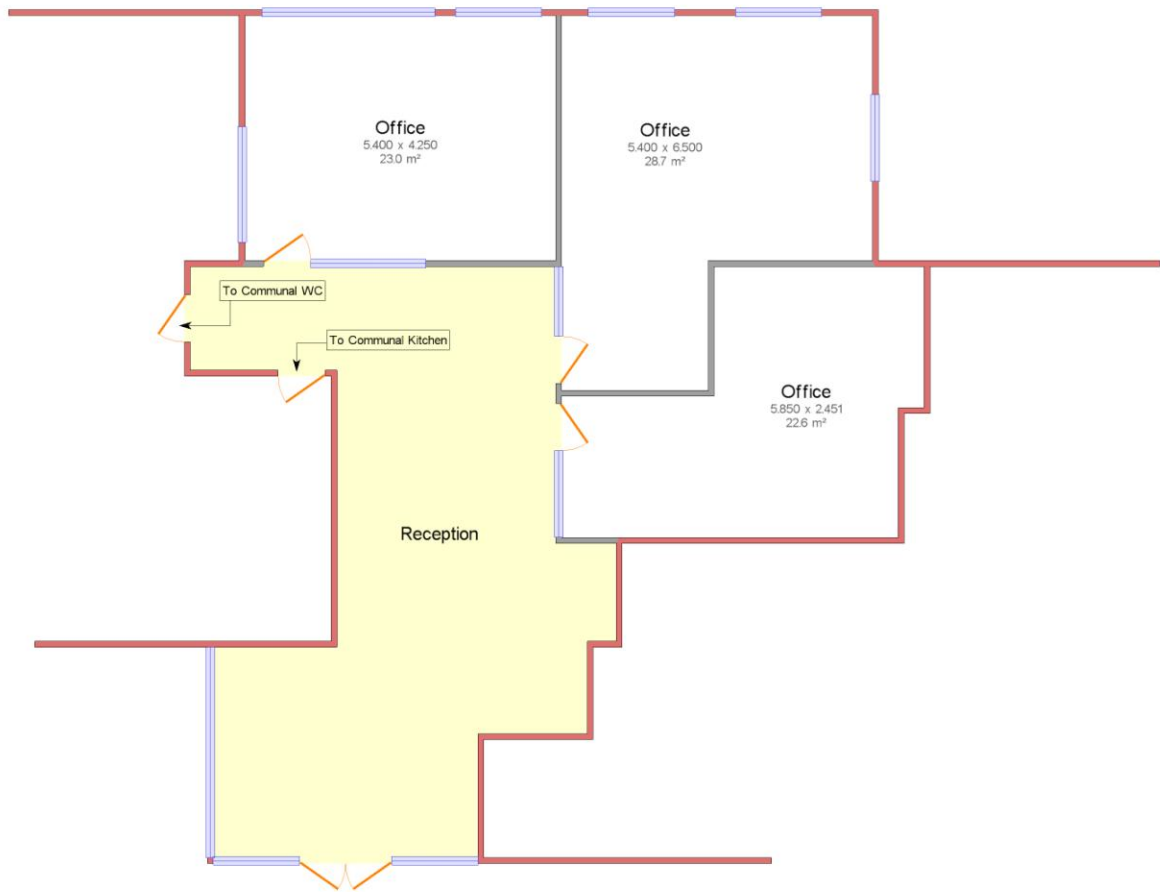
GENERAL

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 given 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 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Floor Plan
Gross internal area: 127.7 m² (1375.0 ft²)



Drawings are for illustrative purposes only.
Produced using Quick Sketch 3/17/2w

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LN2 1AS

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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.

