



First Floor Office Suite

Eagle House, Exchange Road, Lincoln, LN6 3JZ

Rent £10,500 Per Annum (All-Inclusive Rent)

We are pleased to offer this well-presented, first floor office suite comprising two interconnecting rooms and extending, in total, to 42 sq.m (450 sq.ft), together with shared kitchen and WC facilities. In addition, a meeting room also located on the first floor is available for use by arrangement with the occupier of the remainder of the building. The office accommodation benefits from central heating provided by an electric boiler and fluorescent lighting. Externally, two car parking spaces are allocated. All utility costs (electricity and water) are included in the monthly Licence fee payment.



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LOCATION

Eagle House is located within an established Business Park district. Exchange Road is located directly off Doddington Road (B1190), which provides a direct-link to the A46 Bypass. The property is located approximately four miles south-west of Lincoln City Centre.

DESCRIPTION

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ACCOMMODATION

The well-presented office space comprises two interconnecting rooms located at first floor level. The larger office is 29.7 sq.m (320 sq.ft) and there is an interconnecting door to the smaller office extending to 12 sq.m (130 sq.ft). The offices are currently furnished but can be cleared if an incoming Tenant has their own office furniture.





SERVICES

Eagle House has an electric central heating system together with mains electricity, water and drainage. All services, as described above, are included within the monthly Licence fee payment and are the responsibility of the occupier of the remainder of the building.

EPC RATING – D

TENANCY INFORMATION

The accommodation is available to let by way of a 'Licence to Occupy' for a term of 12 months. The monthly Licence fee is £875 inclusive of utility bills.

BUSINESS RATES

The occupier will be responsible for registering with the Valuation Office in order to generate a separate Business Rateable Value. It is likely that the ingoing occupier will be eligible for Small Business Rates Relief, resulting in a full exemption of Business Rates.

VAT

VAT is not understood to be payable in addition to the monthly Licence fee.

COSTS

The ingoing Tenants are responsible for the Agent's referencing fee of £150 inc VAT and the licence production fee of £240 inc VAT. A deposit will also be payable. Further details are available upon request.

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 into 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.

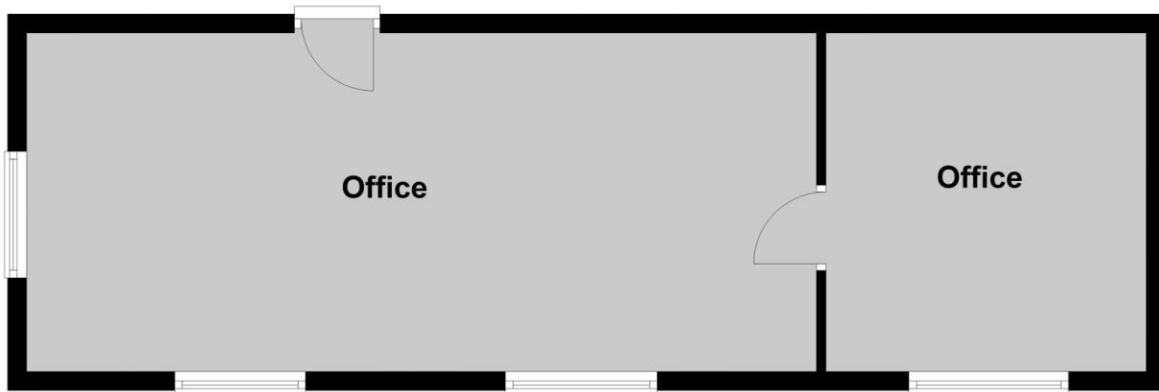
GENERAL

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:

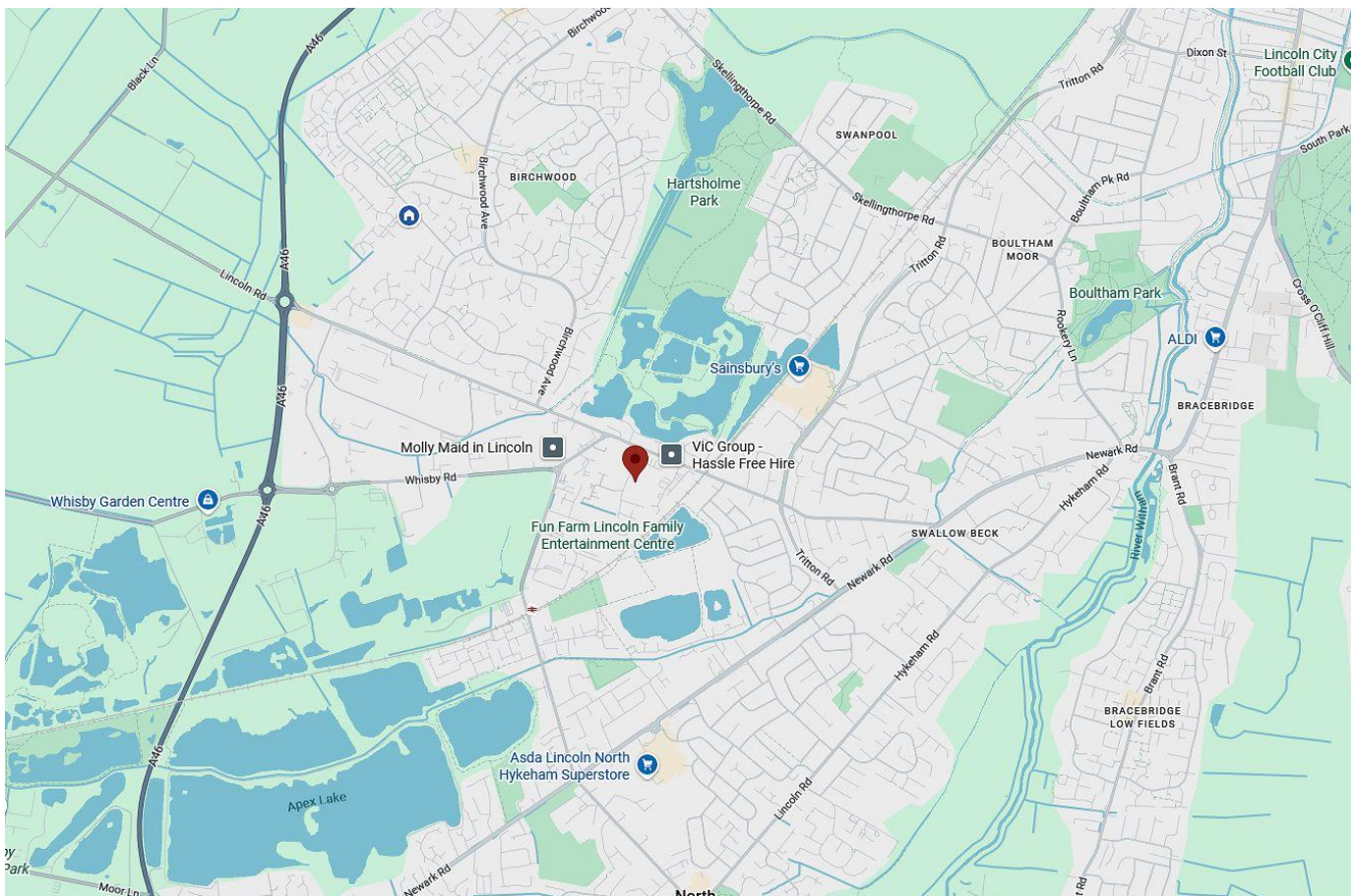
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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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First Floor



Floorplan 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 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.

