



First Floor Office Suite To Let

Unit 5 Deepdale Enterprise Park, Nettleham, Lincoln, LN2 2LL

All-Inclusive Rent £18,000 Per Annum

This modern, first floor office suite, is presented to a high standard, which essentially comprises two large open-plan offices, together with a smaller, private office and its own kitchen and WC facilities, all located at first floor level, extending in total to 68 sq.m (732 sq.ft) of net internal office space, which benefits from perimeter trunking for data and power, together with a gas fired central heating system serving radiators throughout and air-conditioning. This contemporary office space benefits from attractive open views and includes 8 dedicated car parking spaces. The office suite also benefits from a shared ground floor reception area, with disabled access WC.



First Floor Office Suite, Unit 5 Deepdale Enterprise Park, Nettleham, Lincoln, LN2 2LL



LOCATION

Deepdale Enterprise Park is located on the northern fringe of the popular village of Nettleham, located approximately three miles north of Lincoln City Centre, easily accessible via the nearby A46. The location has the unique advantage of being within close proximity of a range of local amenities and excellent transport links, whilst also being situated within an attractive semi-rural location overlooking farmland, creating a pleasant working environment.

DESCRIPTION

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In addition to the facilities, as described above, there is a further opportunity to rent an additional ground floor office, which extends to a further 40 sq.m (430 sq.ft) if required. Further details are available on request. There is also the shared use of a staff shower room available.

SERVICES

Mains gas, water, drainage and electricity are all connected to the building. All of the offices have Air Conditioning

EPC Rating – B

LEASE TERMS

The office space is available to let on an all-inclusive Licence to Occupy basis, with the monthly payment including the Tenant's contribution towards heating, water and lighting, together with maintenance of the communal areas.

BUSINESS RATES

The ingoing Tenant will be responsible for the payment of Business Rates for the space they occupy. The first floor accommodation has a Rateable Value of £10,250 and based on the current Uniform Business Rate, the full rates payable would be £4,428 (Non – RHL Businesses: 43.29 to the pound 2026/2027).

It is possible that the ingoing Tenant would be eligible to claim full exemption from Business Rates under the Small Business Rates Relief Scheme. Further details are available upon request.



VAT

VAT is payable in addition to the rent quoted.

COSTS

The ingoing Tenant will be responsible for a referencing fee of £150 including VAT. The Tenant will also be responsible for the costs associated with preparing a Licence to Occupy agreement of £300 plus VAT (£360 inc VAT).

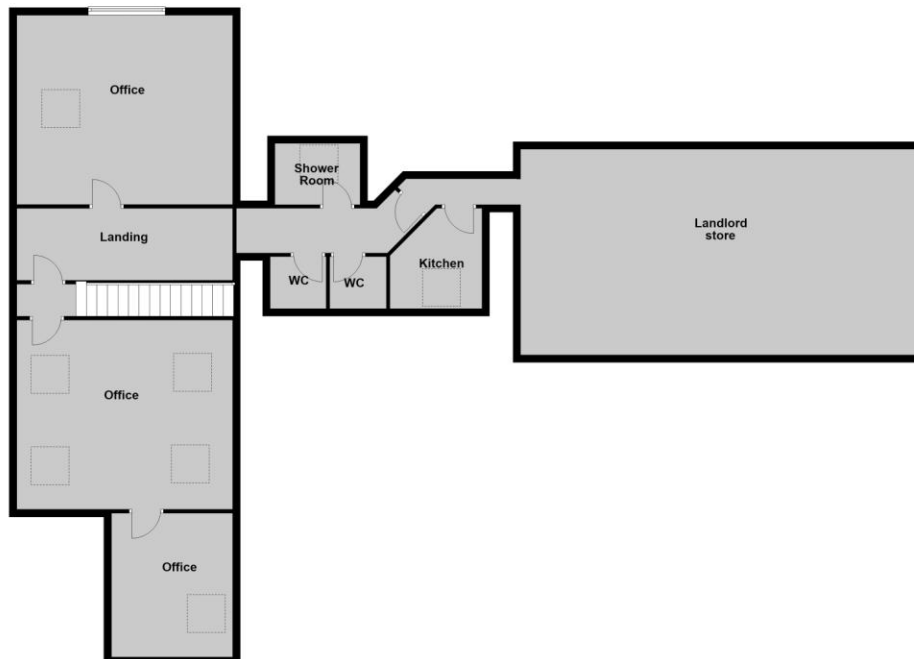
In addition to the rent, the ingoing Tenant will be responsible for the payment of a deposit, equivalent to three months' rent, which is refundable upon vacating the premises, provided that the property is returned to the Landlord in good condition and that there is no rent deficit.



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 are 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.

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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.

