



WOOD MOORE & CO.



TO LET - Suite 4, The Regatta, Henley Way, Doddington Rd, Lincoln. LN6 3QR

- High Quality office accommodation with raised access flooring, air conditioning, and parking
- First Floor suite:- 2031 sq ft (188 sq m) open plan office with private office & kitchen/break room
- Close to Lincoln and the A46 with easy access to Nottingham, the A1 and Lincoln.
- To Let: Available on a new lease

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LOCATION

Henley way is situated off Doddington Road to the south west of Lincoln City Centre providing easy access to Nottingham via the A46 which links to the A1 (see attached location plan)

DESCRIPTION

Modern, High quality office accommodation within an attractive landscaped site of a small development of office buildings, including Handelsbanken and Duncan & Toplis. The property benefits from a secure door entry system into the ground floor reception area with lift and stairs to the upper floors. The premises are fully DDA compliant with passenger lift. Kitchens, separate male and female disabled toilets on each floor plus showering facilities on the second floor. The property also benefits from air conditioning in all office suites and attractive floor to ceiling windows.

ACCOMMODATION: Briefly comprises as follows (Net internal Area)

Description	ft ²	m ²
Suite 4	2,031	188.68

SERVICES

Mains electricity, water & drainage are understood to be connected to the premises. Interested parties should make their own enquiries to the relevant providers as to availability & capacity of the services.

BUSINESS RATES

All enquires regarding Business Rates Payable should be made to Lincoln District Council business rates department Tel: 01522 881188

ENERGY PERFORMANCE

The premises have an energy performance asset rating of 56 (Band C), a copy of the certificate is available upon request.

SERVICE CHARGE

The occupier will contribute to annual service charge to cover a proportion of costs associated with the maintenance of the communal areas (further details on request)

COSTS

The incoming tenant will contribute towards the cost of preparing the lease documentation

TENURE

The offices are available to let on a new lease for a term to be negotiated at an initial rent of £20,500 p.a. plus VAT.

For further information including plans or to arrange a viewing, please contact:

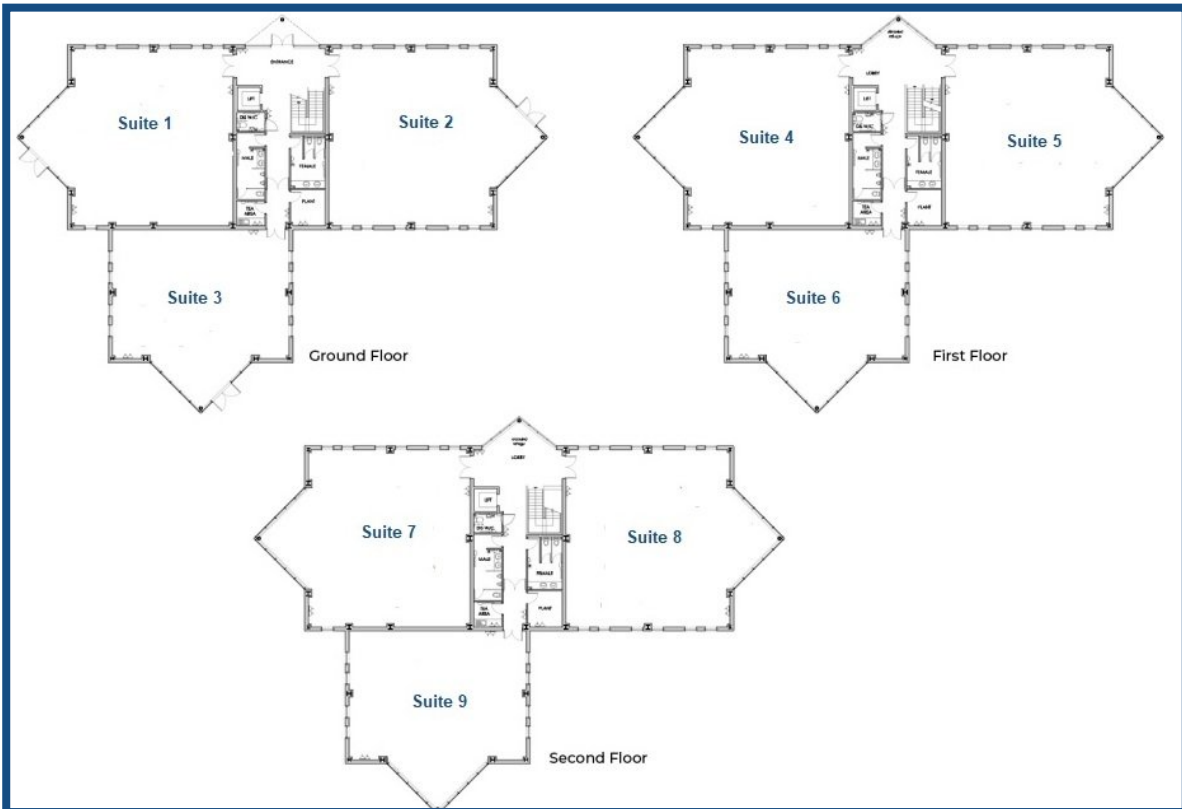
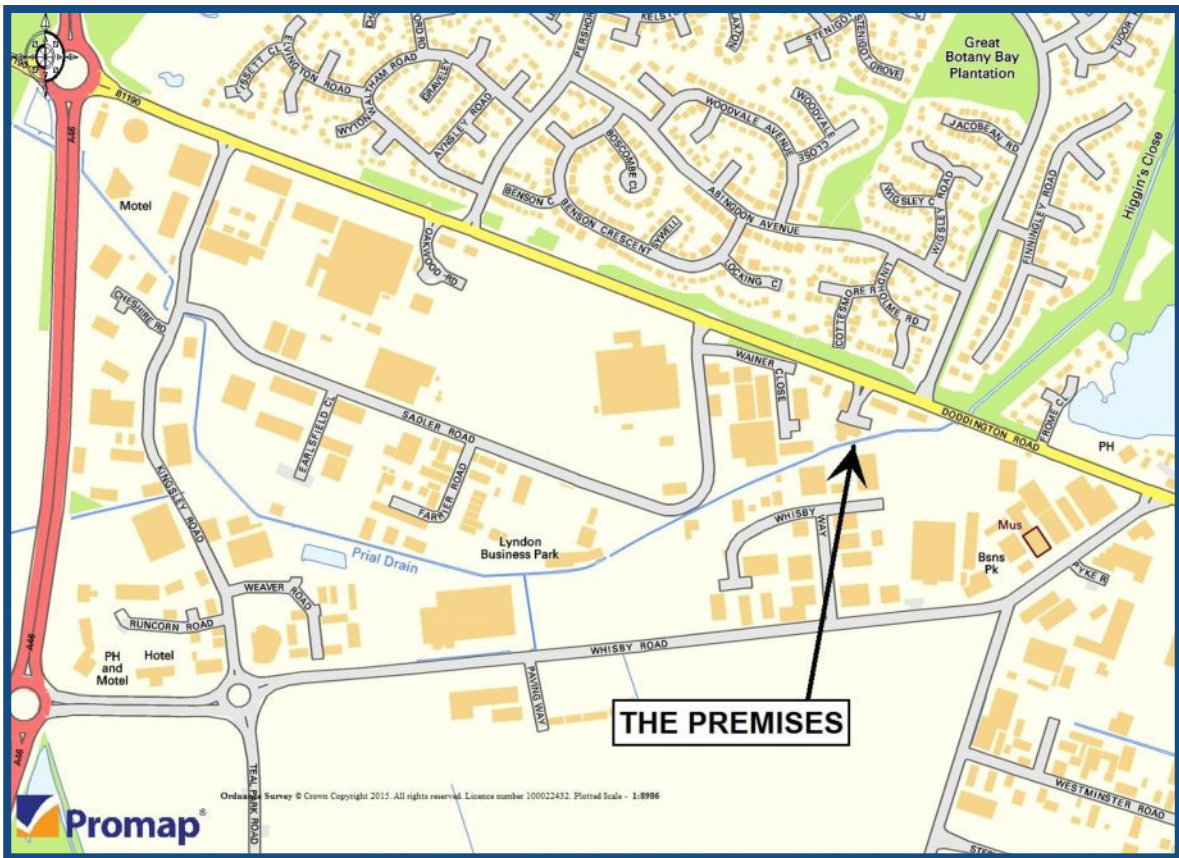
Office: 01636 610906 or

Email: enquiries@woodmoore.co.uk



Internal view of Suite 4

Our Ref: CS1629



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