



# WOOD MOORE & CO.



FOR SALE or TO LET - 2 Pioneer Way, Doddington Road, Lincoln LN6 3DH

- **Prominent freehold office building providing a good mix of open plan & modular space**
- **2,424 ft<sup>2</sup> (225.18 m<sup>2</sup>) net internal area plus welfare and useful reception & landing areas**
- **Gas central heating plus air-conditioning to the majority of rooms**
- **8 designated parking spaces**
- **Easy access to the city centre & the A46 by-pass with quick access to the A1 & beyond**
- **Ideal investment or owner-occupier opportunity**

Wood Moore & Co | Navigation House | 48 Millgate | Newark | NG24 4TS  
01636 610906 | [enquiries@woodmoore.co.uk](mailto:enquiries@woodmoore.co.uk) | [www.woodmoore.co.uk](http://www.woodmoore.co.uk)



## LOCATION

Prominently situated at the junction of Doddington Road & Pioneer Way, the property is located to the south west of Lincoln City Centre just off the A46 by-pass providing easy access to the A1 & Nottingham towards the South and to Immingham & Humberside to the North.

## DESCRIPTION

Modern, semi-detached 2-storey office building with designated car parking to the rear. The property benefits from double glazed windows, gas fired central heating, air-conditioning to the majority of the office space, suspending ceilings, perimeter trunking and a secure door entry system into the ground floor reception area with good WC & kitchen facilities.

## ACCOMMODATION

Briefly comprises as follows: (Net internal Area)

Description	ft <sup>2</sup>	m <sup>2</sup>
<b>Ground Floor</b>	1,225	113.80
<b>First Floor</b>	1,199	111.38
<b>Total (NIA)</b>	2,424	225.18

## Externally

There is a blocked paved car park to the rear proving 8 designated spaces & bin storage area. The side & front external areas are set mainly to lawn.

## SERVICES

All mains services are understood to be connected to the premises. Interested parties should make their own enquiries to the relevant providers as to suitability & capacity of the services for their intended use.

## BUSINESS RATES

The property has a Rateable Value of £26,250. Any enquiries regarding rates payable should be made to Lincoln City Council, 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

Each party to responsible for their own legal & other costs incurred in this transaction.

## TENURE & PRICE

For Sale - Freehold with vacant possession at **£325,000 + VAT** or To Let - **£29,000 p.a. + VAT**

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

Office: 01636 610906 or

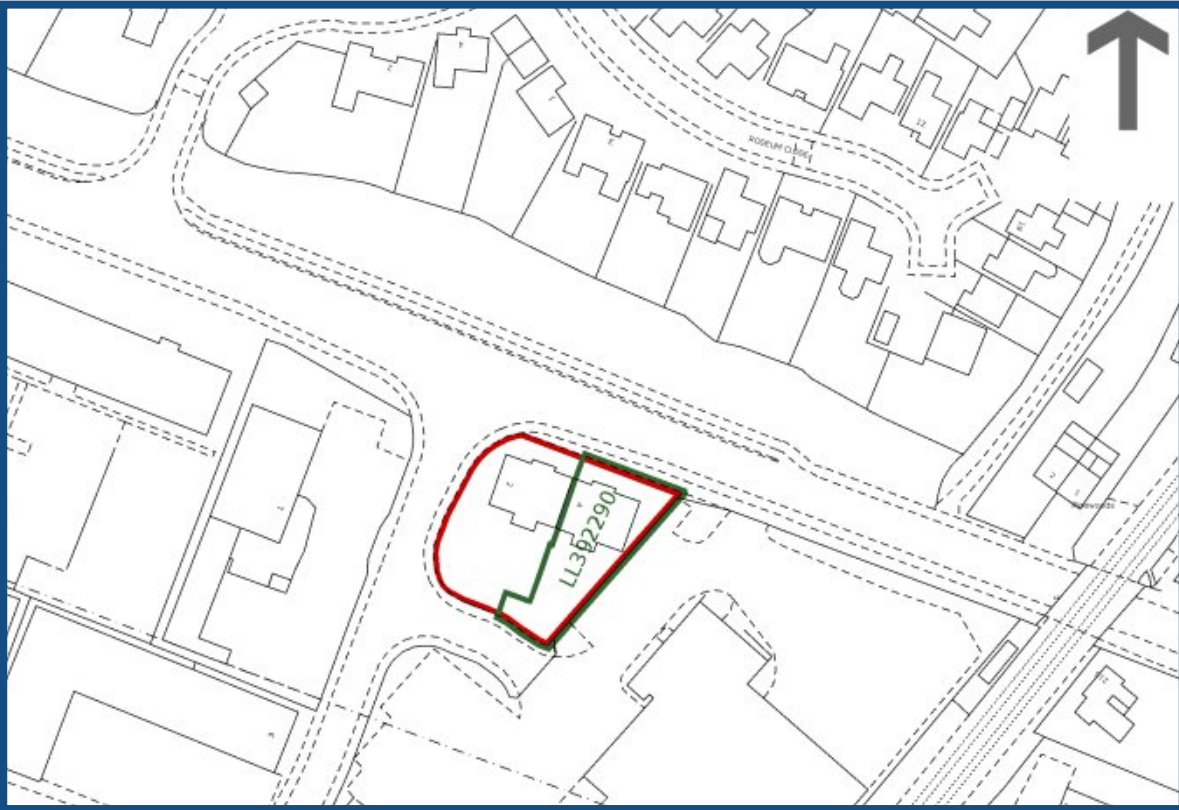
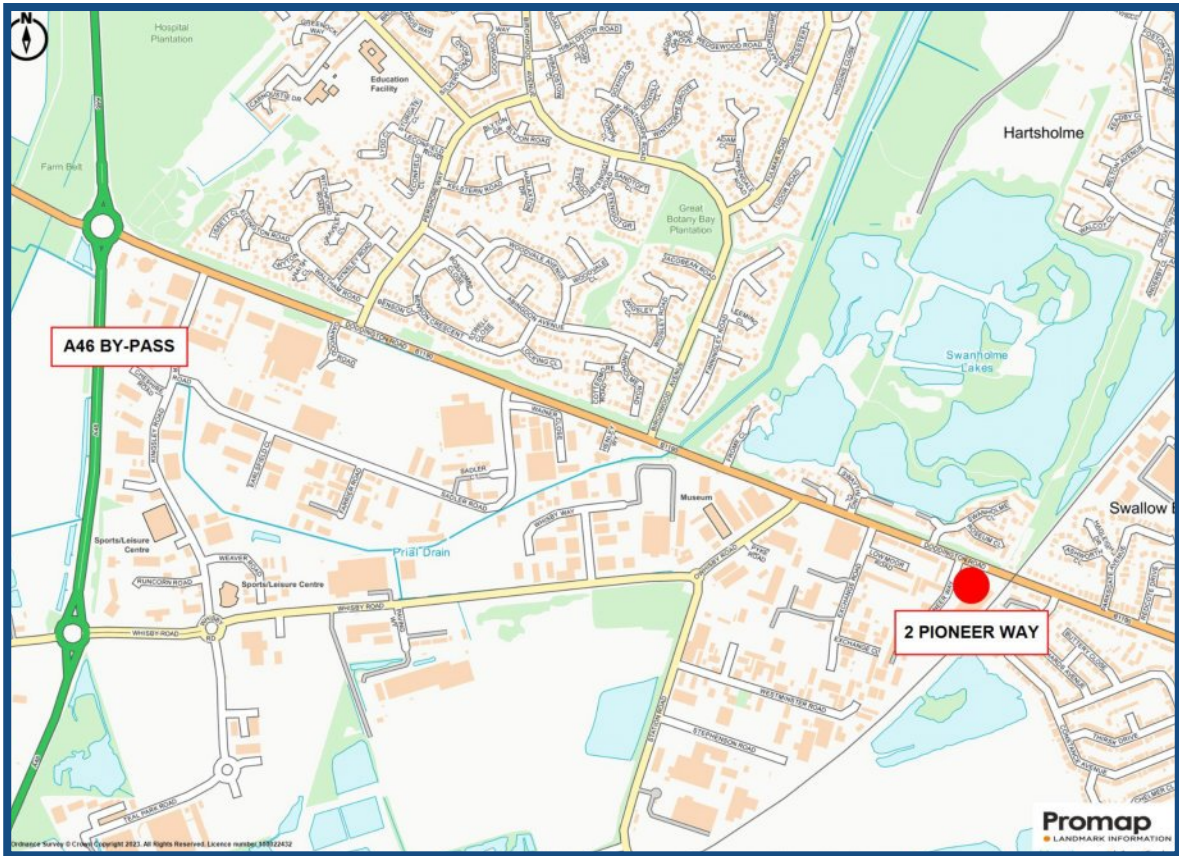
Email: [garry@woodmoore.co.uk](mailto:garry@woodmoore.co.uk)



**Our Ref: CS1796**



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