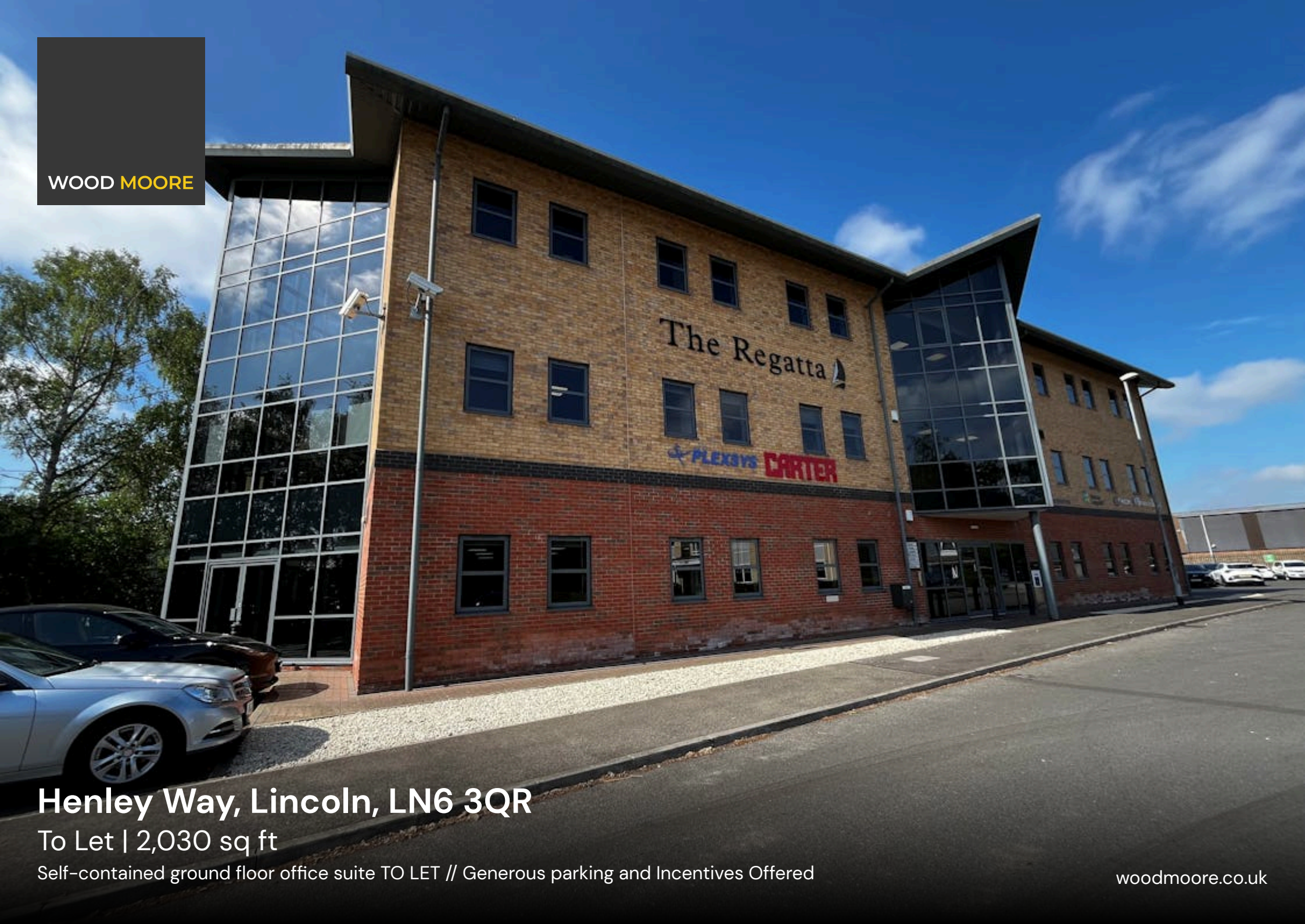




WOOD MOORE



Henley Way, Lincoln, LN6 3QR

To Let | 2,030 sq ft

Self-contained ground floor office suite TO LET // Generous parking and Incentives Offered

woodmoore.co.uk

Henley Way, Lincoln, LN6 3QR

Summary

- Rent: £22,500 per annum
- Business rates: See the availability schedule.
- Service charge: £5.45 per sq ft – This includes utilities and a full budget is available.
- Car parking charge: n/a
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D (94)
- Lease: New Lease

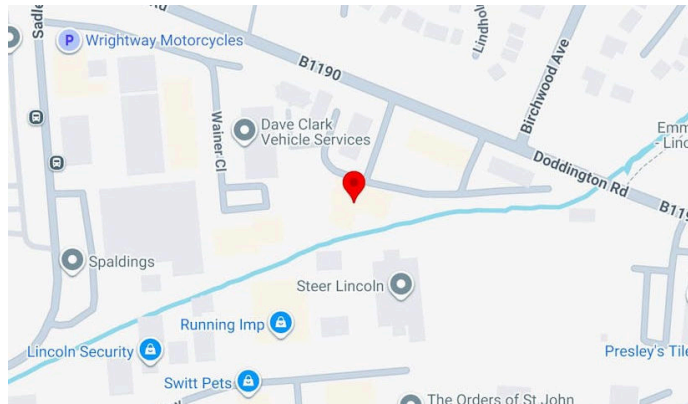
Further information

- [View details on our website](#)

Contact & Viewings



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jcaudwell@woodmoore.co.uk



Description

Modern, high-quality purpose-built office accommodation with generous parking ratio in the heart of Lincoln's primary business district.

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, Kitchen, separate male, female and disabled toilets on each floor plus showering facilities on the second floor.

Each suite benefits from air conditioning throughout with attractive triangular glazed elevations and partitioned meeting room/private offices together with a large open plan general office areas and kitchen/rest room access.

Location

Henley Way Business Park is situated off Doddingtong Road, in the heart of Lincoln's primary business district to the south west of Lincoln City Centre. The Property is situated with easy access to Nottingham via the A46 dual carriageway which links to the A1.

Accommodation

Self-contained ground floor office suite TO LET extending to 2,030 sqft.

Name	sq ft	Tenure	Rent	Rent (sq ft)	Availability
2nd – Suite 7-9	3,609	To Let	£40,000 / annum	£11.08	Let
2nd – Suite 8	2,045	To Let	£22,500 / annum	£11	Under Offer
Ground – Suite 2	2,030	To Let	£22,500 / annum	£11.08	Available
Total	7,684			£11.05	

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be place. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.



Terms

Each suite is available TO LET by way of a new Effective Full Repairing and Insuring lease with all other terms remaining negotiable.

Services

Electric, water and drainage are connected to the premises. Prospective occupiers are advised to make their own enquiries to the relevant utility companies as to the suitability or capacity of these services.

Service Charge

The occupier will be responsible for the payment of an annual Service Charge to cover a proportion of the costs associated with the maintenance of the communal areas. The service charge equates to approximately £5.45/sqft and includes utilities (further details on request).

EPC

The building has an EPC Rating of D (94) valid until 29th February 2032.

