

WOOD MOORE

15-16 St. Marys Street, Lincoln, LN5 7EQ

To Let | 1,896 sq ft

Highly Visible, Period City Centre Office Building TO LET

woodmoore.co.uk

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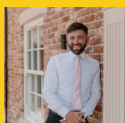
Summary

- Rent: £18,000 per annum
- Business rates: £3.68 per sq ft (based on the 1st April 2023 assessment)
- Car parking charge: n/a
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D (85)
- Lease: New Lease

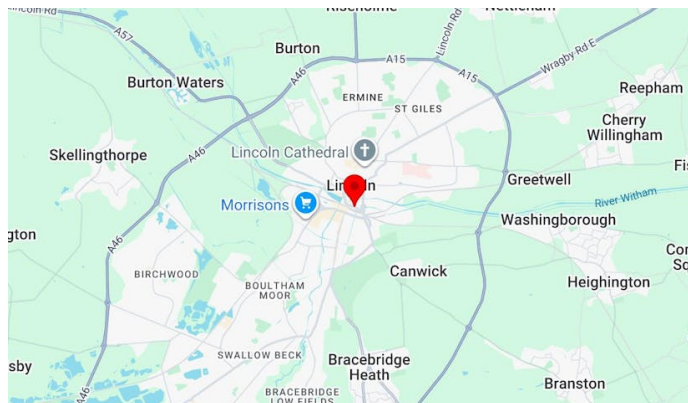
Further information

- [View details on our website](#)

Contact & Viewings



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Description

15–16 St Mary's Street comprises an attractive three-storey period office building in a highly viable position opposite Lincoln Central Train Station and the Central Car Park. The property extends to approximately 1,896 sq ft, and offers flexible and well-presented office accommodation with basement storage suitable for a range of professional users.

Location

Situated in the heart of Lincoln city centre and its new transport hub, situated adjacent to the bus station and directly opposite the city's principle train station. The immediate area forms part of the award-winning Cornhill Quarter redevelopment, providing a vibrant mix of retail, leisure and business amenities.

Accommodation

The accommodation itself offers a fully self contained period office building, arranged over ground, first and second floor levels. The space itself is well finished with carpeted floors and decorated throughout. We have measured the Property in accordance with the prevailing RICS Code of Measuring Practice:

Name	Size	sq ft	Availability
Ground – Office	611 sq ft	611	Available
1st – Office	635 sq ft	635	Available
2nd – Office	650 sq ft	650	Available
Total		1,896	



Terms

Available TO LET on a new FRI lease at £18,000 Per Annum Exclusive, with all other terms to be agreed. A deposit to the equivalent of 3 months rent may be required.

Services

Mains electric, water and drainage are connected to the Property. It is for any ingoing party to confirm their suitability.

Business Rates

The property has a rateable value of £14,000; a link to the rating assessment is below:

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/14222638000>

Service Charge

A service charge will be payable to cover the upkeep, maintenance and repair of all common parts. Full details on request.

VAT

VAT will be charged where necessary at the prevailing rate.

Legal Costs

Each party is responsible for their own legal costs incurred throughout.

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.

