



TO LET

First Floor 2 Kingsley Office Park, Lincoln LN6 3TA

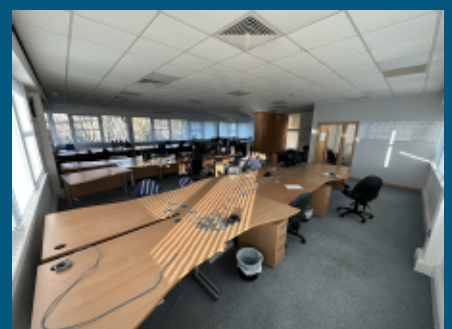


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Specifications

- Modern flexible office
- Lift access
- DDA compliant
- Dedicated parking
- Suspended ceiling
- LED lighting
- VRF heating and cooling
- Carpeting throughout
- Window blinds
- Perimeter trunking
- Male & female / disabled WC's
- Video entry / maglock system

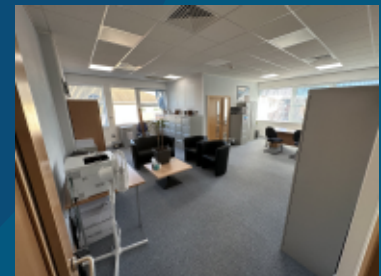
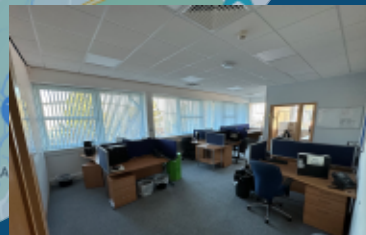
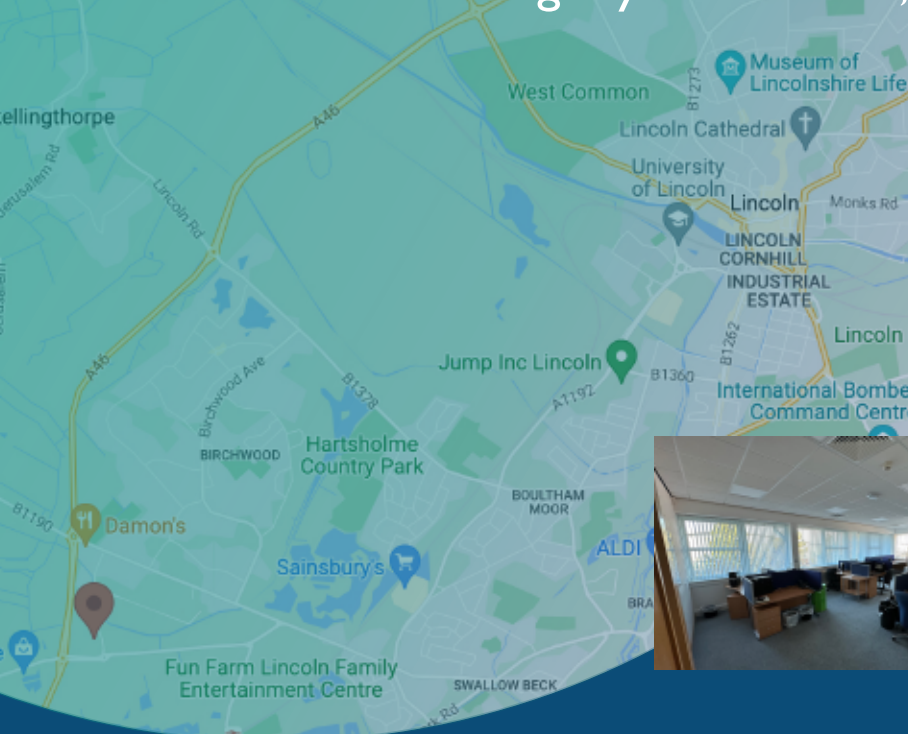


MJB

Commercial Property

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LOCATION

Kingsley Office Park enjoys an excellent location in the heart of the business district on the South Western outskirts of Lincoln City centre. The office park benefits from being within close proximity to the A46 Lincoln bypass providing easy access to the A57 and the A1 beyond. Lincoln City centre is only some 5 miles to the East.

DESCRIPTION

The available accommodation comprises a first floor office suite fitted to a high standard and specification. The premises comprise a modern detached pavilion style office building located on a well established office park with dedicated parking and attractive landscaping.

ACCOMMODATION

The property comprises the following net internal floor areas:

Sales Office	1,919sq ft (178.24sqm)
Admin Office	1,195sq ft (111.04sqm)
Total NIA	3,114sq ft (289.28sqm)

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property's current energy rating is B (26). A full copy of the report is available upon request.

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BUSINESS RATES

The property has the following rating assessment;

Description
Rateable Value

Offices & Premises
£56,500

COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING & FURTHER INFORMATION

For further information and appointments to view the premises please contact the sole agents:

TERMS

The property is held on a 10 year lease from 16th March 2010 with a tenant only option to break on 16th March 2025. The property is available to let by way of a new sub lease at a commenting rental of £34,250pa exclusive of Business Rates, Service Charge and VAT.

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