



WOOD MOORE

Hampton House, Deepdale Enterprise Park, Lincoln, LN2 2LL

To Let | 2,008 sq ft

A rare opportunity to lease a detached two storey modern office premises with dedicated parking.

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Summary

- Rent: £26,000 per annum
- Business rates: To be assessed
- Car parking charge: n/a
- VAT: Applicable
- EPC: A (23)

Further information

- [View details on our website](#)

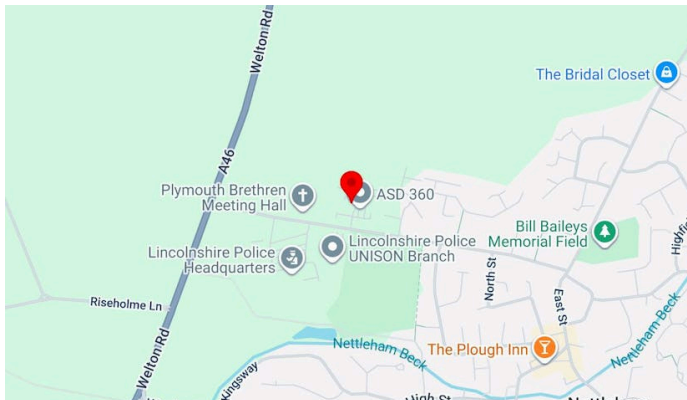
Contact & Viewings



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Description

The Property forms a detached office premises, comprising of high quality open plan office accommodation over ground and first floors. The building provides 2,008 sqft of net usable space, plus additional entrance hallway, circulation and amenity space.

The accommodation is fully self contained and fitted to a high standard consisting of Air Conditioning, Suspended Ceilings with inset LED lighting and generally modern fittings throughout.

Externally the office benefits from sufficient parking for 12 vehicles.

Location

The Property is situated on the sought after Deepdale Enterprise Park in Nettleham.

Deepdale Enterprise Park is an attractive office park located 3 miles north of Lincoln City Centre and with excellent access to the A46 and Lincoln Bypass.

Accommodation

Floor/Unit	Building Type	sq ft	Tenure	Availability
Ground	Office	1,004	To Let	Available
1st	Office	1,004	To Let	Available
Total		2,008		



Tenure

The Property is available to let on a new Full Repair and Insuring lease at an initial rent of £26,000 per annum exclusive.

VAT

VAT is applicable at the appropriate rate

EPC

The Property has an excellent EPC rating of A – 23.

