



WOOD MOORE

Deepdale Enterprise Park, Nettleham, Lincoln, LN2 2LL

To Let | 3,940 sq ft

High Spec – Accessible Modern Two Storey Detached Office with PARKING

woodmoore.co.uk

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Summary

- Rent: £45,000 per annum
- Business rates: Due to be re-assessed.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: A (24)
- Lease: New Lease

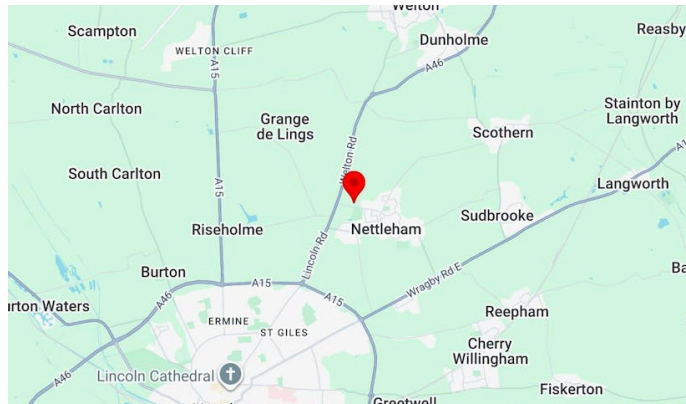
Further information

- [View details on our website](#)

Contact & Viewings



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Description

The Property forms a detached office premises, comprising of high quality office accommodation over ground and first floors.

The building provides 3,940 sqft of net usable space, plus additional entrance hallway (with lift and disabled W/C), 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 17 vehicles.

Location

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

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

Accommodation

The accommodation comprises a mixture of open plan and cellular meeting rooms (extending to 3,940 sqft), plus circulation and amenity space:

Name	Size	Tenure
Ground – Office	1,970 sq ft	To Let
1st – Office	1,970 sq ft	To Let

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Terms

Available TO LET on new FRI terms at a passing rent of £45,000 Per Annum Exclusive.

Business Rates

The Property was previously occupied and rated together with another building and therefore, will need to be re-assessed.

VAT

VAT is applicable at the appropriate rate.

EPC

The Property has an excellent EPC rating of A – 24.

