

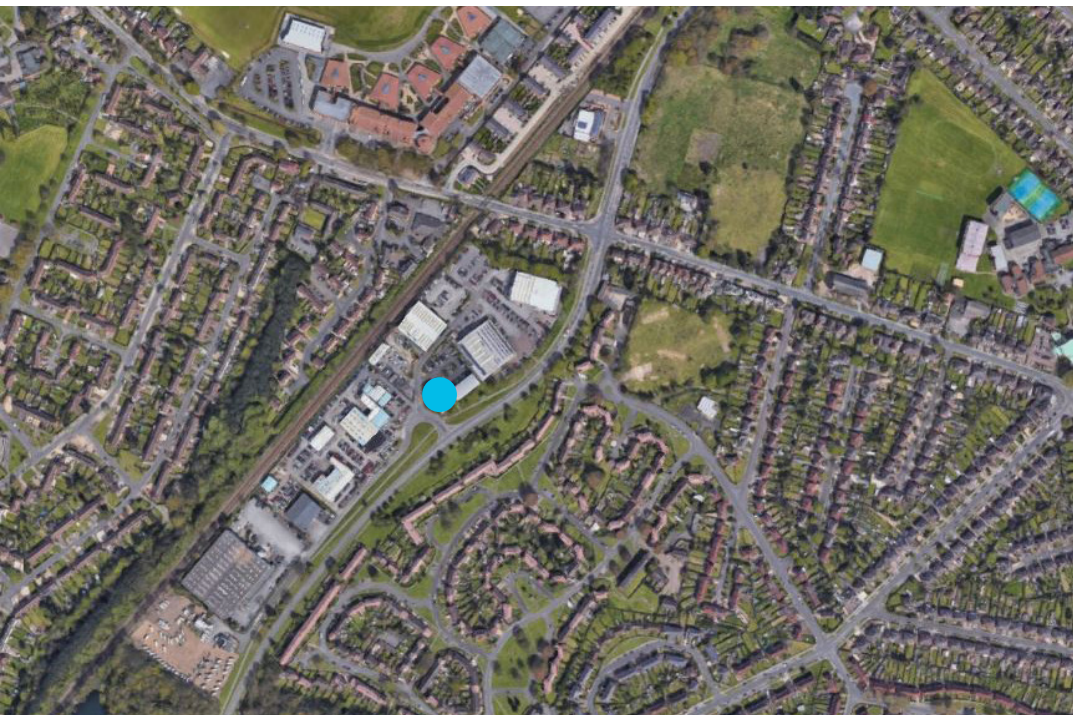
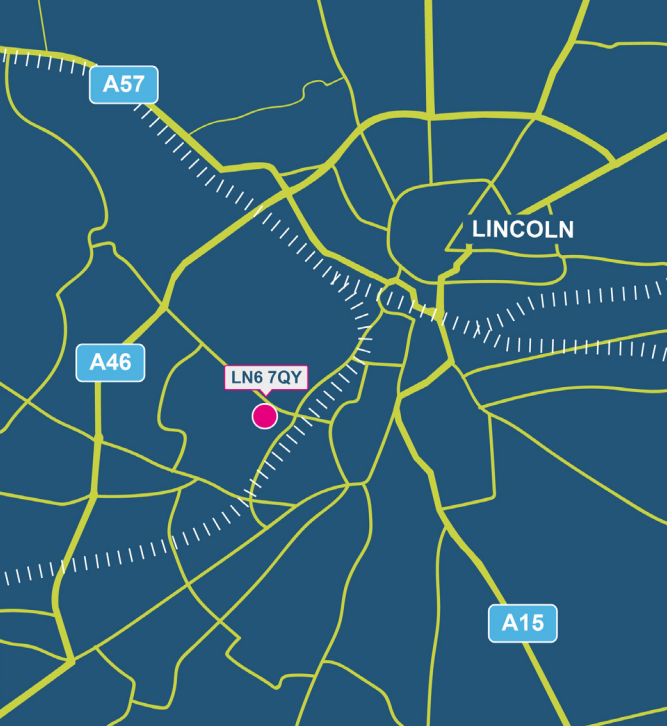


**BANKS
LONG&Co**

2 ALUMINA COURT, TRITTON ROAD,
LINCOLN, LN6 7QY

OFFICES

- Modern accommodation
- 141 sq m (1,517 sq ft) to 282 sq m (3,034 sq ft)
- Prominent position
- Allocated parking
- Immediately Available
- **TO LET**



LOCATION

The property occupies a prominent position on Tritton Road to the south west of Lincoln city centre.

Neighbouring occupiers include DW Sports, Forces Car Direct, Pentagon and Nationwide Car Repair Centre.

PROPERTY

The property comprises a ground floor office suite forming part of a prominent modern detached building.

Internally it provides a mix of open plan and partitioned offices finished to a modern standard with carpeted floors, painted plastered walls, suspended ceilings with inset lighting and air conditioning.

Externally there is ample allocated parking.

The offices can be split into two self-contained units.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area:

Suite 1	141 sq m	(1,517 sq ft)
Suite 2	141 sq m	(1,517 sq ft)

Total NIA: 282 sq m (3,034 sq ft)

SERVICES

We understand that mains supplies of electricity, water and drainage are available and connected to the property.

These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

TOWN AND COUNTRY PLANNING

We understand that the property has consent for uses falling within Class E(g)(i) (Offices) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations to the Local Planning Authority.

RATES

Charging Authority: City of Lincoln Council
Description: Office Premises
Rateable value: To be confirmed
UBR: 0.512
Period: 2020-2021

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The premises are available **To Let** either as a whole or two suites, by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

Available on application

SERVICE CHARGE

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

LEGAL COSTS

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

VIEWING: To view the premises and for any additional information please contact the sole agents.

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