

BANKS LONG&Co

LANDMARK HOUSE EAST, ALPHA COURT, KINGSLEY ROAD, LINCOLN, LN6 3TA

OFFICES

- Prominent and accessible position
- 160 sq m (1,718 sq ft) to 462 sq m (4,968 sq ft)
- Surrounded by multi-national defence firms
- High-quality specification
- Ample car parking
- **TO LET**





The Money Laundering Regulations 2007 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CD for themselves and for the vendors or lessors of this property whose agets they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessers and do not consitute part of a offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tensars should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or varianty whatever in relation to this property.

LOCATION

The property occupies a prominent position within the South West Business Quarter, a district regarded as Lincoln's premier commercial location. The property is surrounded by a number of multinational defence firms including Qinetiq, Leonardo and Mass Consultants, together with a range of complementary operators such as fitness clubs, hotels and restaurants.

Alpha Court lies immediately adjacent to the A46 bypass in a strategic position between Doddington Road and Whisby Road. The location provides quick access to Lincoln city centre (4 miles), the A1 (11 miles) and all other major regional road links.

PROPERTY

The property comprises a high-quality semidetached modern office building providing open plan accommodation with private office partitions and staff/WC facilities over ground and first floor levels.

The suites have carpeted floors (incorporating IT/telephone floor boxes), painted plastered walls, suspended ceilings with inset lighting and air conditioning. The property is allocated ample car parking spaces.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that it has the following total floor areas:

Ground Floor First Floor	302 sq m 160 sq m	(3,250 sq ft) (1,718 sq ft)	
Total NIA:	462 sq m	(4,968 sq ft)	
SERVICES			

Mains supplies of water, drainage and electricity are available and connected to the property. Interested parties are advised to make their own investigations to utility service providers.

TOWN AND COUNTRY PLANNING

We understand that the premises hold appropriate consent for office related uses under Class B1 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

RATES

	North Kesteven District Council	
Description:	Offices and Premises	
Rateable value:	Ground Floor	£38,750
	First Floor	£22,000
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 suites are available **To Let** either as a whole or separate floors by way of an assignment/sub-letting of the existing lease, which is for a term due to expire in Q3 2021 at a passing rental of £34,800 per annum exclusive.

The Landlords may consider a new lease of the whole or part on terms to be agreed.

SERVICE CHARGE

A service charge will be levied to cover the upkeep, maintenance and repair of any common parts of the property and wider business park. Buildings insurance will be charged in addition.

VAT

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

LEGAL COSTS

The ingoing tenant is to be responsible for both parties' reasonable legal costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the joint agents. Contact: Harry Hodgkinson T : 01522 544515 E : harry.hodgkinson@bankslong.com Ref. 5544-A/2020G