

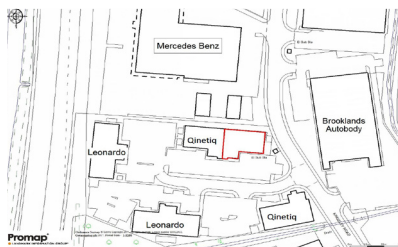
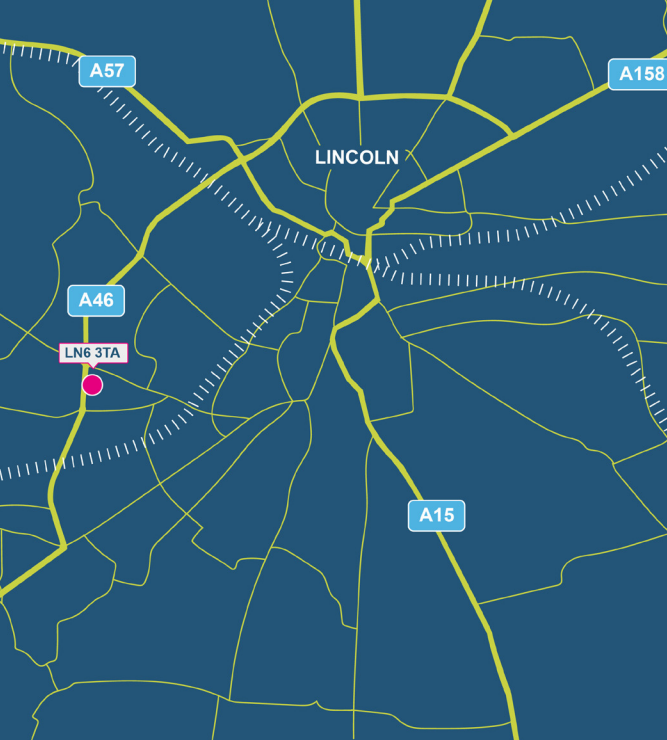


**BANKS
LONG&Co**

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**



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 multi-national 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 semi-detached 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	302 sq m	(3,250 sq ft)
First Floor	160 sq m	(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

Charging Authority:	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.