



OFFICES WITH PARKING- TO LET

Spring Hill House, Spring Hill, Lincoln LN1 1HB

**TAYLOR
LINDSEY**

Spring Hill House, Spring Hill, Lincoln LN1 1HB

DESCRIPTION

Spring Hill House, is a detached period property, providing office accommodation over the ground, first and second floors. The available offices are located on the first and second floors. Access is by way of a communal entrance to the front of the property and a common stairwell. There is a shared Kitchen and WC facilities are available and car park to the rear.

LOCATION

The property is prominently situated on Spring Hill, being a short distance to the city centre and close to the historic Cathedral quarter.

ACCOMMODATION

The property is situated to the east side of Spring Hill with attractive views overlooking the city to the South and East.

First Floor		
Office 7 (to front of building)	219	20.3
Shared Kitchen	80	7.5
Shared Male & Female WC's	-	-
Office 5 (to rear of building)	332	30.87
Second Floor		
Office 10 (to rear of building)	343	31.9
Office 11 (to front of building)	187	17.4

TENURE

The offices are being marketed on behalf of the current occupier, on a sublet basis, by way of a flexible licence agreement.

- QUIET LOCATION, CLOSE TO CITY CENTRE
- 4 OFFICES IN SELF CONTAINED BUILDING
- PRIVATE ON SITE CARPARK
- SUITABLE FOR A VARIETY OF USES

PLANNING

We understand that the property has consent for uses falling within Class E of the Town and Country Planning Use Classes Order. This includes offices, retail, financial services, medical and health services.

RATEABLE VALUE

Rateable Value: N/A

Small business multiplier (2025/2026) 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

The EPC and Recommendation Report are available on request.

VIEWINGS & FURTHER INFORMATION

Please contact:

Adrian Bower MRICS—Estate Manager

Tel: 01522 512200

Email: adrian.bower@taylorlindsey.co.uk



These particulars are provided as a general outline only, for the guidance of intending lessees, and do not constitute part of an offer or contract. Descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but interested parties must satisfy themselves as to their accuracy. Unless otherwise stated all prices quoted are exclusive of VAT. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

Taylor Lindsey Ltd
98 Searby Road
Lincoln
LN2 4DT

Tel: 01522 512200
Email: info@taylorlindsey.co.uk
www.taylorlindsey.co.uk

