TO LET

Lincoln House, 37-39 Newland, Lincoln,

- Unit area approx. 2056sqft
- Private secure parking.
- Third floor office space.
- City centre office building in a prominent corner position.
- Main road frontage to Newland (A57), which is the main arterial western route into Lincoln city centre.

RENT: 13,750 PAX

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TAYLOR LINDSEY

LOCATION

Lincoln House is located at the corner of Newland and Orchard Street and occupies a very prominent position on one of the main arterial roads into Lincoln.

It is located in the main office district of the city, adjacent the Lincoln City Council and County Council offices.

The city centre, Double Tree hotel, University of Lincoln, Brayford Wharf leisure attractions, NCP multi-storey car park and the Newland Health Centre are all a short walk away.

DESCRIPTION

The self-contained accommodation is on the third floor of the building, with direct access from Newland, and extends to 2056 sq ft (191 sq m). There is a private WC and kitchenette plus access to a shared disabled WC if required. The lease includes the use of two parking space in the secure on-site garage, accessed from Orchard Street.

TENURE

The property is available to let on a new full repairing and insuring lease, terms to agreed.

VAT

The property is VAT registered; VAT is payable on rent, service charge and insurance.

RENT

Rent: £13,750 PAX.

SERVICES

Mains electricity, water and drainage are connected. There is a heating system to the office area.

SERVICE CHARGE

£8,059.20Pa. The service charge covers the ongoing maintenance and upkeep of the office blocks communal areas. An on-site maintenance operative is present in the week.

LEGAL COSTS

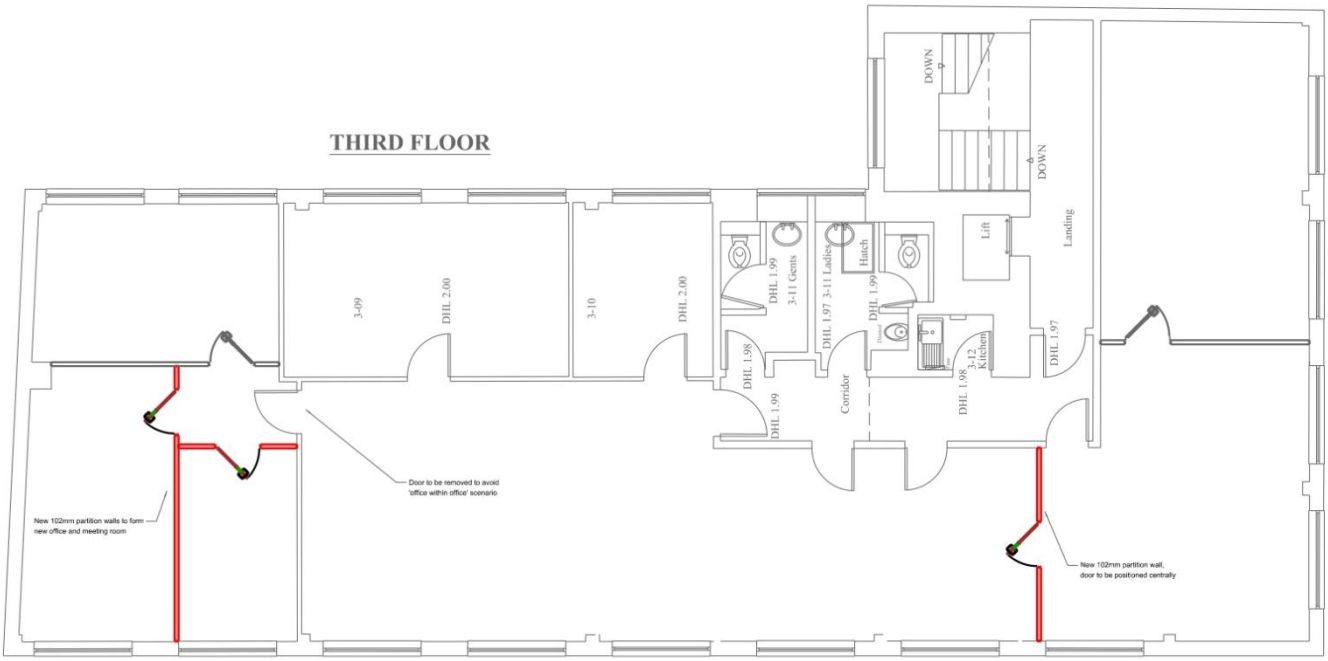
Each party will be responsible for their own legal cost.

RATES

The rateable value: £18,500
Standard rate in the pound 2026/27 is 43.2 pence on the £

ENERGY PERFORMANCE CERTIFICATE

EPC Available on request.



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