



**Pinnacle House, Doddington Road, Lincoln
LN6 3AA**

#481/2023H

Pinnacle House, Doddington Road

Lincoln, LN6 3AA



Agreement

To Let



Detail

Prominent Offices



Rent

From £18,750 pax
£7.50 per sq ft



Size

232.25 - 2,006.24 sq m
(2,500 - 21,595 sq ft)



Location

Lincoln, LN6 3AA



Property ID

#4814/2023H

For Viewing & All Other Enquiries Please Contact:



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Director

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Or Our Joint Agent

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Pygott & Crone

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Property

The property comprises a modern detached office building fronting the busy Doddington Road in southwest Lincoln.

The offices are fitted out to a high specification arranged around a central core that incorporates WCs, stair and lift to all floors. Kitchen facilities are also available.

The property offers a feature reception area and modern office specification that includes; air conditioning throughout, suspended ceilings with inset lighting, carpeted flooring, and perimeter trunking. Furniture may be available by separate negotiation.

It benefits from extensive car parking to the front and rear.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following Net Internal floor Areas.

Suite sizes ranging from:

232.25 - 2,006.24 sq m
2,500 - 21,595 sq ft

Energy Performance Certificate

Rating: C65

Services

We understand that mains water, electricity and drainage supplies 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 & Country Planning

We understand that the property has consent for uses falling within Class E(g) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: City Of Lincoln Council
Description: Offices and Premises
Rateable value: To be assessed separately
UBR: 0.512
Period: 2023-2024

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** by way of a new Full Repairing and Insuring lease, for a period to be agreed.

Rent

From £18,750 per annum exclusive

Service Charge

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

VAT

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

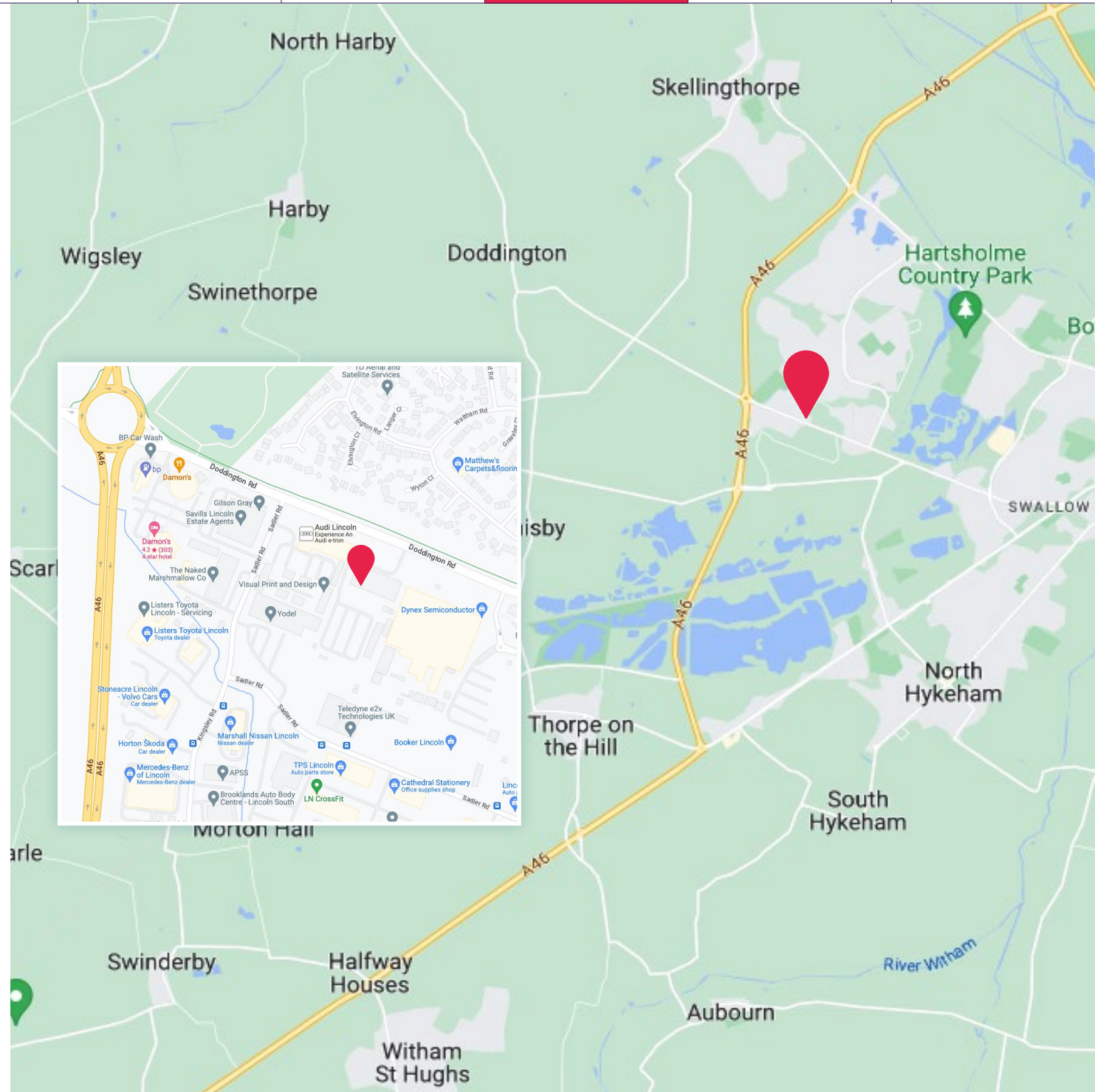
Legal Costs

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

Location

The property occupies a prominent position fronting Doddington Road within the South West Business Quarter, regarded as Lincoln's premier commercial location. Lincoln is the administrative centre of Lincolnshire and neighbouring office occupiers include Savills, Brewin Dolphin, Knights Solicitors and a range of international technology/defence companies such as Dynex and NMB Minebea.

It is close to the A46 Bypass, providing access to both Lincoln City Centre (4 miles) and the A1 (13 miles) with all other major regional road links thereafter.





Total Fitness Lincoln

DVSA Driving Test Centre (Lincoln)

Lincolnshire pc solutions

Mercedes Benz of Lincoln

Booker Lincoln

Listers Toyota Lincoln

Visi Print and Design

Vodel

JCT 600 Audit and Leicester

Gilson Gray

TD Aerial and Satellite Services



