



**2nd Floor Offices, Norwich Union House,
8 St. Peter at Arches, Lincoln, LN2 1EA**

#10795/2023K

2nd Floor Offices

Norwich Union House, 8 St Peter at Arches, Lincoln, LN2 1EA



Agreement

To Let



Detail

Office



Rent

£23,000 pax



Size

521 sq m (5,610 sq ft)
NIA



Location

Lincoln, LN2 1EA



Property ID

#10795/2023K

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)
Surveyor

jasper.nilsson@eddisons.com

07929 105 395

01522 544515

Property

A large second floor office suite comprising of 10 rooms/individual offices including a single larger meeting room. The premises benefits from a lift access, its own reception area and kitchen facilities, plus male and female washrooms.

Access into the suite is taken from a shared entrance off Silver Street to the front of the building, adjacent to Ringrose Law, who occupy the ground floor unit and the whole first floor.

Accommodation

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

Area	m ²	ft ²
Total NIA	521	5,608

Energy Performance Certificate

Rating: 84D

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 (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

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

Rates

Charging Authority: City of Lincoln Council
Description: Office and Premises
Rateable value: £34,250
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 property is available **To Let** by way of an effective new Full Repairing and Insuring lease (by way of a service charge), for a term to be agreed.

Rent

£23,000 per annum exclusive - payable quarterly in advance.

Service Charge

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

VAT

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

Legal Costs

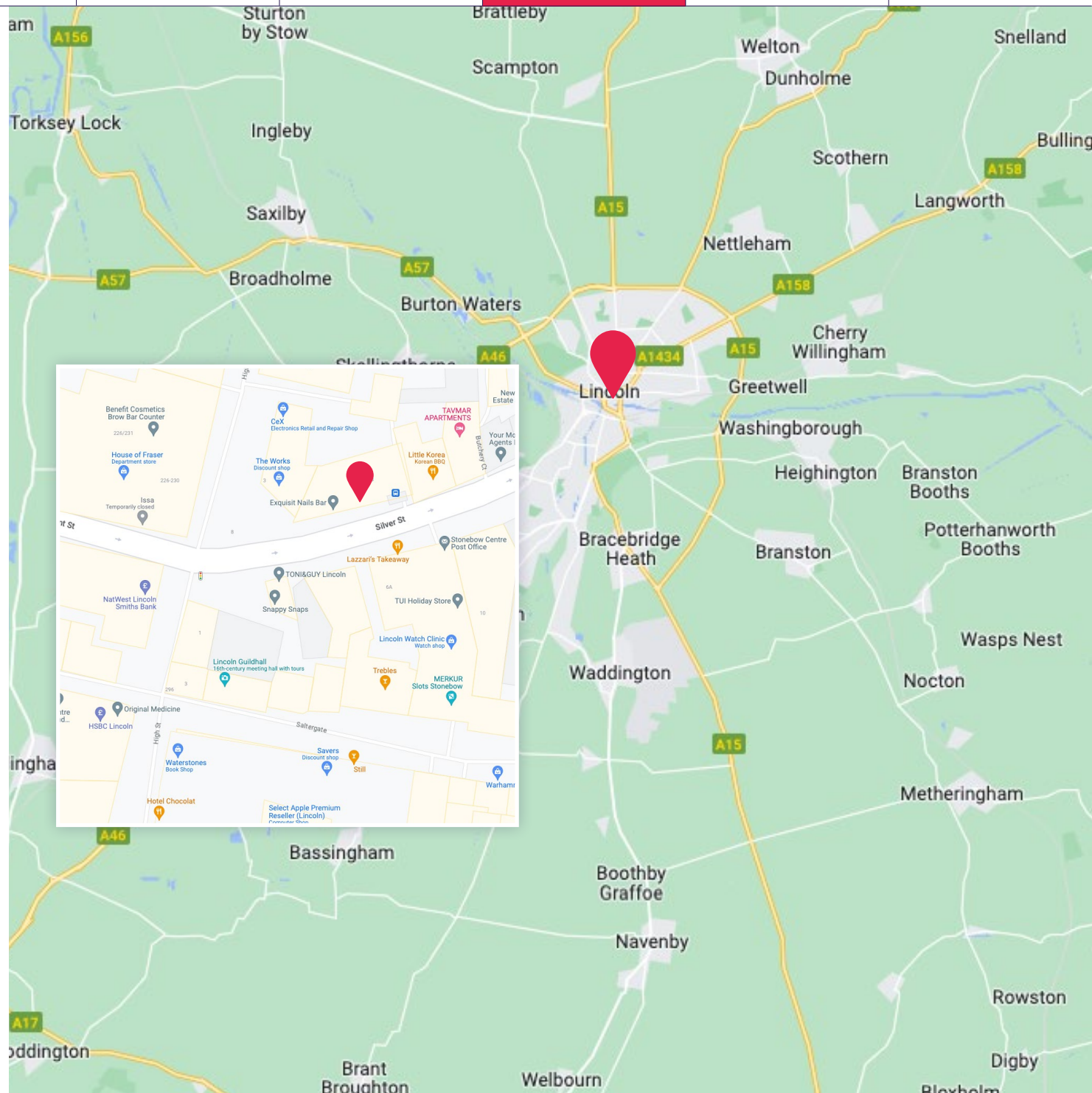
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

The property is located on Silver Street in the heart of Lincoln's city centre, a short walk from the northern end of the High Street.

Silver Street is a popular pitch with Estate Agents and other Financial Service providers and is also the location of the growing Mosaic Digital Hub Community Space in Thomas Parker House, a short walk to the east.

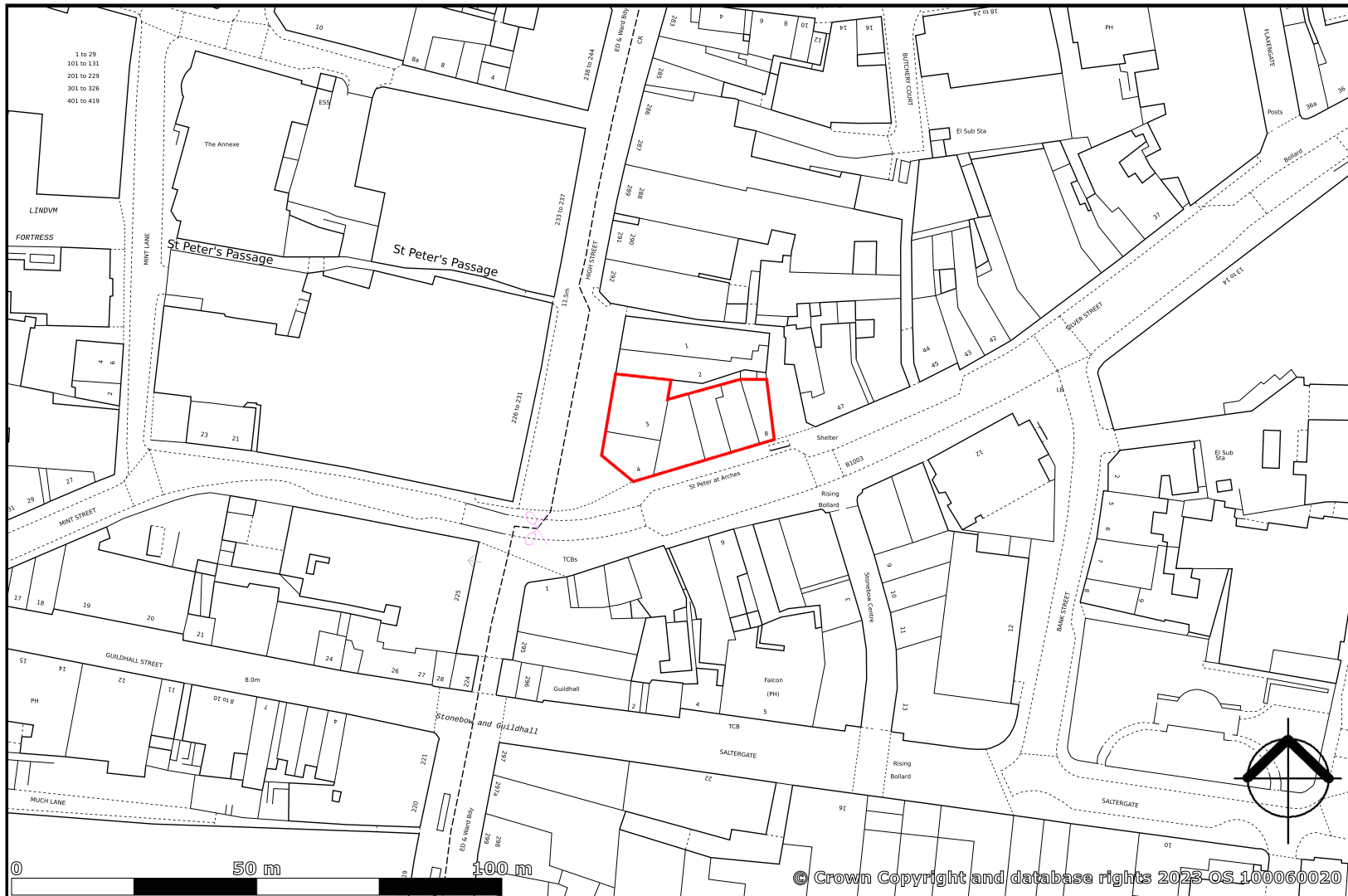
Lincoln is one of England's finest Cathedral cities and the administrative and major shopping centre within the County of Lincolnshire. It has a population of circa 543,367 and an established total catchment spend of £984.40 million. It is also a growing University city with close to 15,000 students and academic staff based at the city's main campus, contributing an estimated £250 million to the local economy.







Ringrose Law, Norwich Union House, 8 St. Peter At Arches, Lincoln, LN2 1EA



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Plotted Scale - 1:1,250