



**1 Alumina Court, Tritton Road, Lincoln  
LN6 7QY**

#5237/2024A

# 1 Alumina Court

Tritton Road, Lincoln, LN6 7QY



Agreement

To Let



Detail

Detached Office Building



Rent

£60,000 pax



Size

558 sq m (6,000 sq ft)



Location

Lincoln, LN6 7QY



Property ID

#5327/2024A

**For Viewing & All Other Enquiries Please Contact:**



**CAMERON MCRAE**  
BSc (Hons)  
Surveyor

cameron.mcrae@eddisons.com  
07929 105394  
01522 544515

## Property

The property comprises an HQ style office building with a mix of open plan and cellular offices over ground and first floor levels with lift and stair access. It is finished to a modern standard with carpeted floors, painted plastered walls, suspended ceilings with inset lighting and air conditioning.

Externally there are 25 allocated parking spaces.

## 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) (i) (Offices) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** City of Lincoln Council  
**Description:** Office and Premises  
**Rateable value:** £61,500  
**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 assignment/sub-lease of the existing lease, which is for a term due to expire 2025

## Rent

£60,000 per annum exclusive

## Service Charge

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

## 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.

## 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 <sup>2</sup>	ft <sup>2</sup>
Ground Floor	279	3,000
First Floor	279	3,000
Total NIA	558	6,000

## Energy Performance Certificate

Rating: B50

## Location

The property occupies a prominent position on Tritton Road, Lincoln. Neighbouring occupiers include DW Sports, Forces Cars Direct and Pentagon.





