



**Alchemy Building, Lincoln Science & Innovation Park**  
**Beevor Street, Lincoln, LN6 7DJ**

#308-A-2/2024A

# Alchemy Building

Lincoln Science & Innovation Park, Beever Street, Lincoln LN6 7DJ



Agreement

To Let



Detail

Offices



Rent

On Application



Size

117 sq m (1,259 sq ft) to 702 sq  
ft (7,556 sq ft)



Location

Lincoln, LN6 7DJ



Property ID

#308-A-2/2024A

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



**WILLIAM WALL**  
BSc (Hons) MRICS  
Director

[will.wall@eddisons.com](mailto:will.wall@eddisons.com)  
07717 546269  
01522 544515



**CAMERON MCRAE**  
BSc (Hons)  
Surveyor

[cameron.mcrae@eddisons.com](mailto:cameron.mcrae@eddisons.com)  
07929 105394  
01522 544515

## Property

The £3m Alchemy Building, supported by the European Regional Development Fund and the Midlands Engine, will provide expansion space for science, technology, research and development based small businesses.

The three-storey building will provide high-tech premium office, laboratory and technical space, which can be configured to tenants' specifications.

The accommodation will benefit from three-phase power, air conditioning, high-speed broadband, energy-efficient systems, catering points and easy laboratory fit-outs with access to remote reception services, meeting rooms and car parking.

## Accommodation

Architects drawings suggest that buildings could be made available with the following Net Internal Areas:

### NIA's

**117 sq m (1,259 sq ft) to 702 sq m (7,556 sq ft)**

## 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

The property has consent for office and laboratory uses falling within Class E of the Town & Country Planning (Use Classes) Order 1987 (as amended 2020).

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

## Rates

**Charging Authority:** City of Lincoln Council  
**Description:** TBC  
**Rateable value:** TBC  
**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 buildings are available **To Let** by way of new Full Repairing and Insuring leases for periods to be agreed.

## Rent

**Available on application**

## Service Charge

A service charge may be levied to cover any common part expenditure.

## VAT

VAT is to 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.

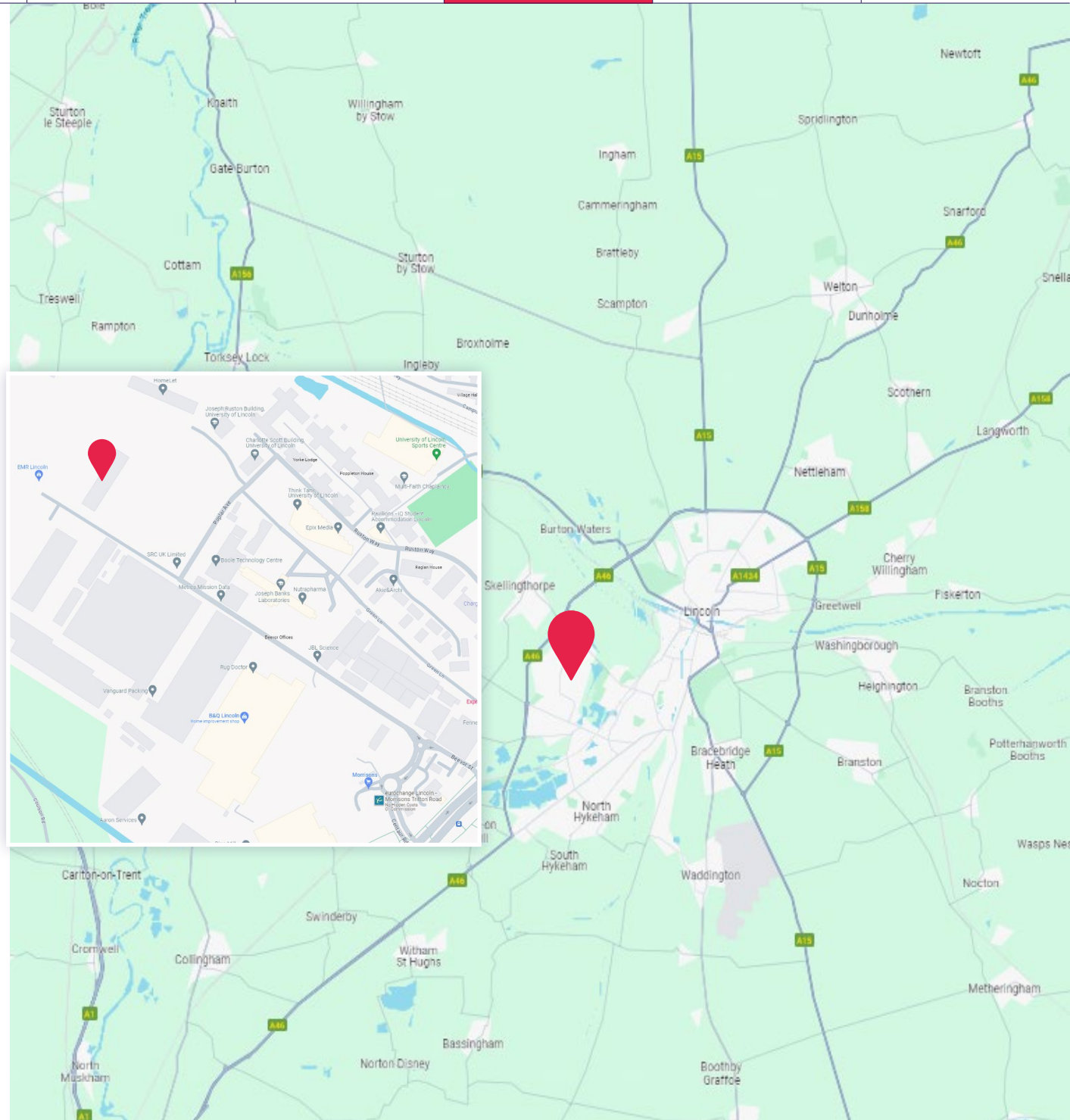


## Location

Lincoln Science & Innovation Park is the county's only scheme dedicated to science, innovation, research and development. It is a short walk from the amenities of Lincoln City Centre and adjacent to the established University of Lincoln campus. The position provides access to the A46 Bypass and A1 thereafter.

The Western Growth Corridor will link Bevor Street with Skellingthorpe Road close to its junction with the A46 Bypass.

Alchemy Building is positioned opposite the successful Boole Technology Centre.

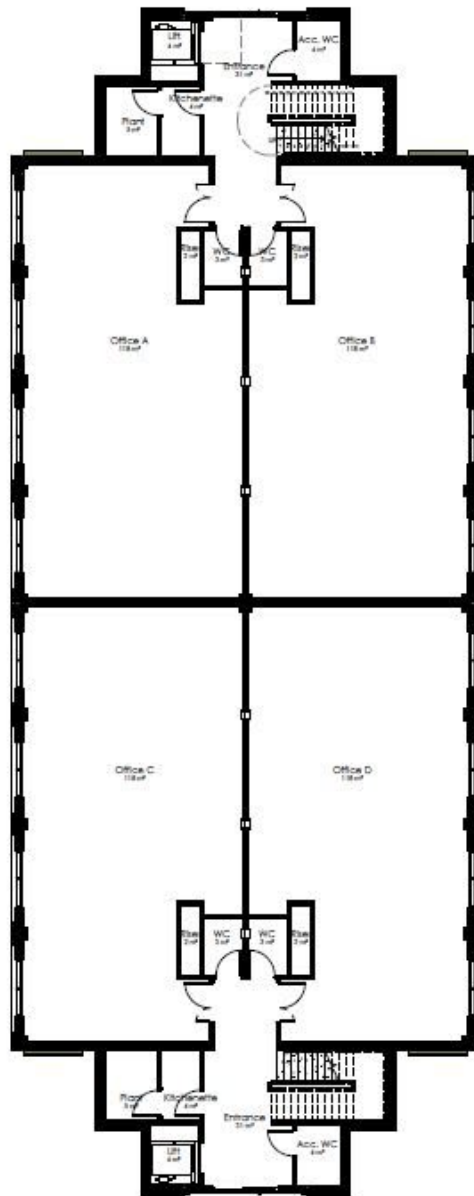




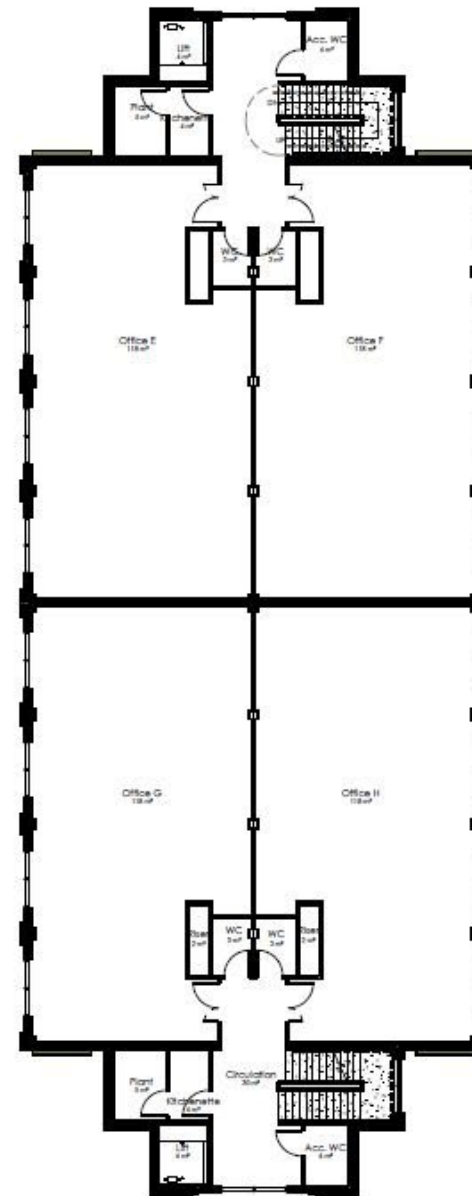








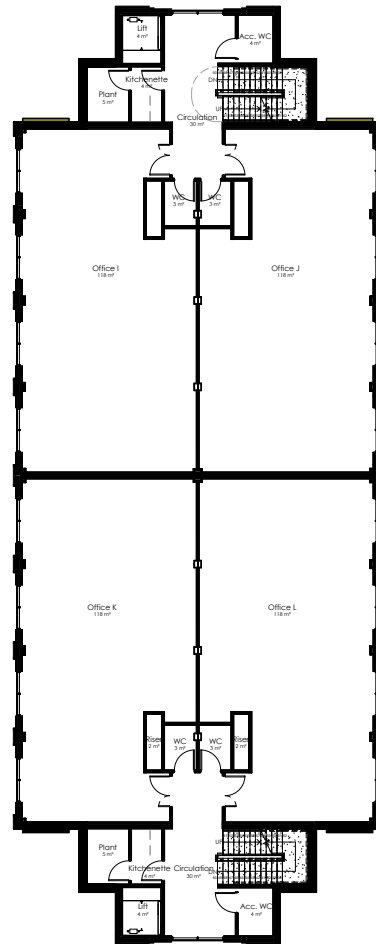
0 - Ground Floor



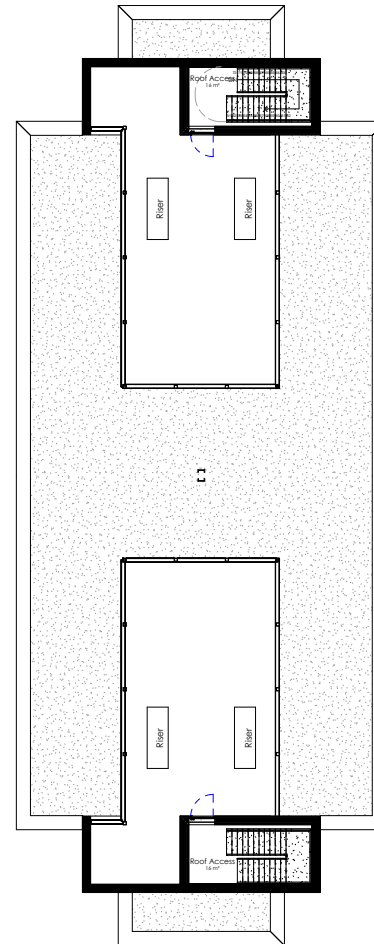
1 - First Floor



Scale  
0 1 5m 1:100



**2 - Second Floor**  
1 : 100



**3 - Third Floor**  
1 : 100

Project  
LSIP, Lincoln Science and  
Innovation Park, Lincoln  
Client  
Lincoln Science and Innovation  
Park  
Drawing  
GA - Second & Third Floor  
Layouts  
1 : 100 @ A1  
Date  
09/05/19

**core+**  
architects  
www.core-architects.co.uk

The Terrace, Greenbank Street, Lincoln, LN6 1AD 01522 52300  
Copyright © 2019 Core Plus Architects Limited 02/2019 Scale