



Part Ground Floor, Suite 2, Witham Wharf, Brayford Wharf East,  
Lincoln,  
LN5 7AY  
#10707/2023D

# Part Ground Floor, Suite 2 Witham Wharf

Brayford Wharf East, Lincoln, LN5 7AY



Agreement

To Let



Detail

Ground Floor Offices



Rent

£46,500 pax



Size

362.21 sq m (3,898 sq ft)



Location

Lincoln, LN5 7AY



Property ID

#10707/2023D

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



**JASPER NILSSON**

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Surveyor

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## Property

The property comprises a high specification, open plan ground floor office suite.

Internally the suite benefits from carpeted tiled floors with floor boxes, air conditioning and suspended ceilings with recessed lighting.

Additionally, there are male, female and accessible WC's with separate storage facilities towards the rear.

## 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>
Office	234.15	2,520
Meeting Room	31.80	342
Storage	96.26	1,036
Total NIA	362.21	3,989

## Energy Performance Certificate

Rating: B37

## Services

Mains water, drainage and electricity 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).

## Rates

**Charging Authority:** City of Lincoln Council  
**Description:** Office and Premises  
**Rateable value:** £37,750  
**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 a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

£46,500 per annum exclusive

## Service Charge

A service charge is payable by all the occupiers to cover the upkeep and maintenance of the common parts.

## 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 Suite is located at Witham Wharf with views over Brayford Pool, a short walk from Lincoln City Centre and the High Street.

The suite's central location allows for it to be very accessible, both Lincoln's Train Station and Lincoln Central Bus Station are within a 300m walk. There are numerous car parks within proximity, including an NCP car park opposite.

The location is a mixed professional area, most noticeable occupiers include the University of Lincoln, Wilkin Chapman Solicitors, Thompson & Richardson, Department of Welfare Pension and Natwest offices.







