



**Regus Lincoln, Cromwell House, Crusader Road,
Lincoln, LN6 7YT**

#8738/2023H

Eddisons

| Incorporating
Banks Long & Co

Regus Lincoln

Cromwell House, Crusader Road, Lincoln, LN6 7YT



Agreement

To Let



Detail

Offices



Rent

Rent on application



Size

15 sq m (165 sq ft) to 280 sq m (3,014 sq ft).



Location

Lincoln, LN6 7YT



Property ID

#8738/2023H

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)
Surveyor

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Property

Regus Lincoln is situated in a modern two storey office building providing private office space ranging from a few desks to an entire building alongside co-working environments. Regus offers flexible working plans and all tenants have access to virtual offices, meeting rooms and other facilities.

The property has WC facilities, lift and stairs access. Internal finishes include carpeted floors, painted plastered walls, suspended ceilings incorporating inset lighting, perimeter trunking and gas central heating served radiators.

Car parking spaces are also available.

Accommodation

Offices range in size from approximately 15 sq m (165 sq ft) to 280 sq m (3,014 sq ft).

Larger space is available.

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.

Energy Performance Certificate

Rating: C71

Tenure

Flexible lease terms are available.

Rent

Available on application

Rent includes: Business rates, all utilities (water and electric), Wi-Fi / internet, office furniture for the size of space they require, HVAC equipment in each office, daily cleaning, 24/7 access, CCTV monitoring, access to Regus business lounges across the globe, 2 hours free usage of meeting rooms bookable on the day, every day. No service charges. The only additional costs are car parking

VAT

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

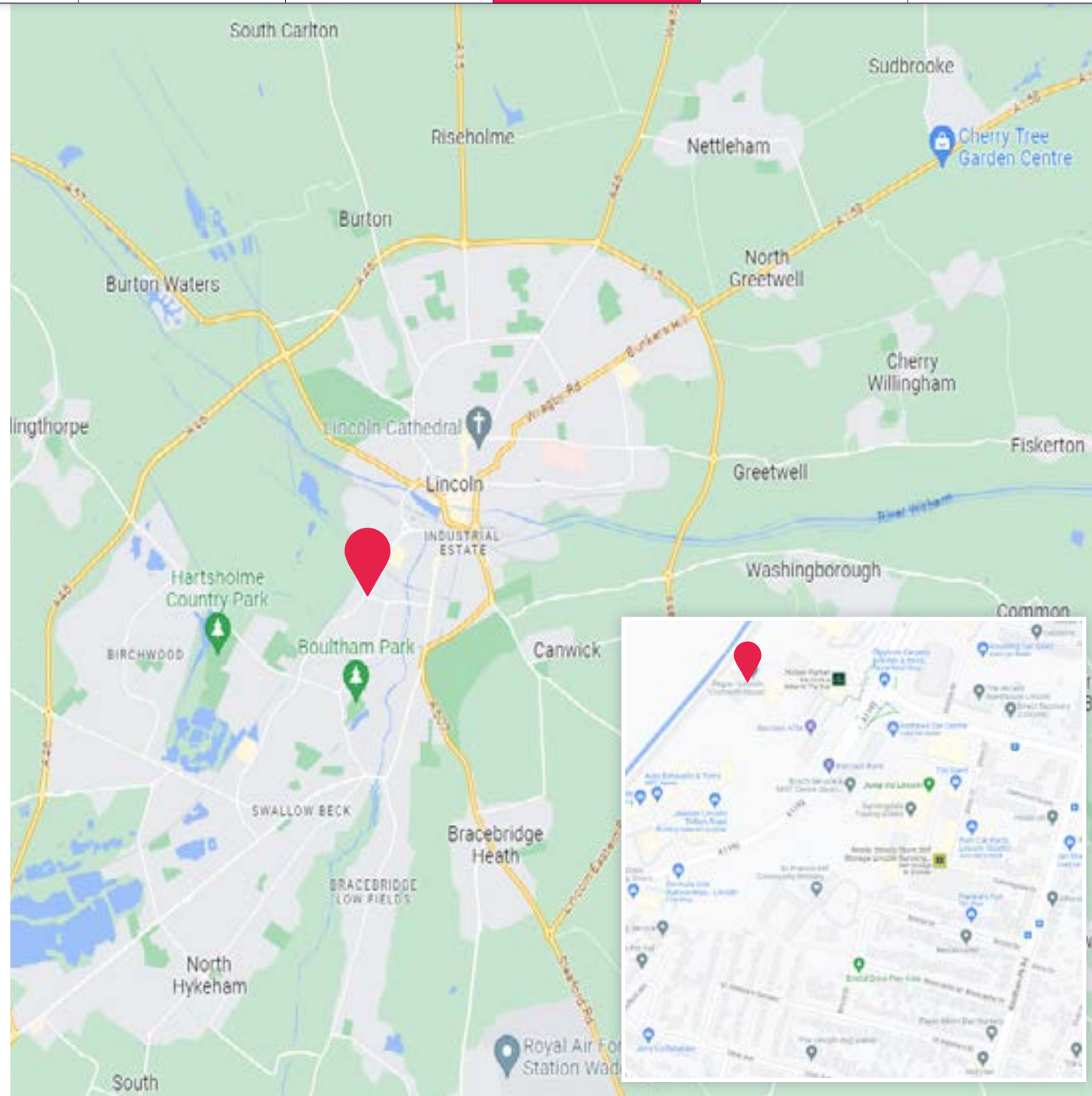
Legal Costs

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

Location

The property is located adjacent to Valentine Retail Park on Crusader Road off Tritton Road, 1.7km from Lincoln City Centre and 1.9km from Lincoln High Street. The office park is surrounded by a range of shopping and leisure amenities.

The location also provides ease of access to the Lincoln bypass, which in turn leads to the A46 dual carriageway and A1 thereafter."



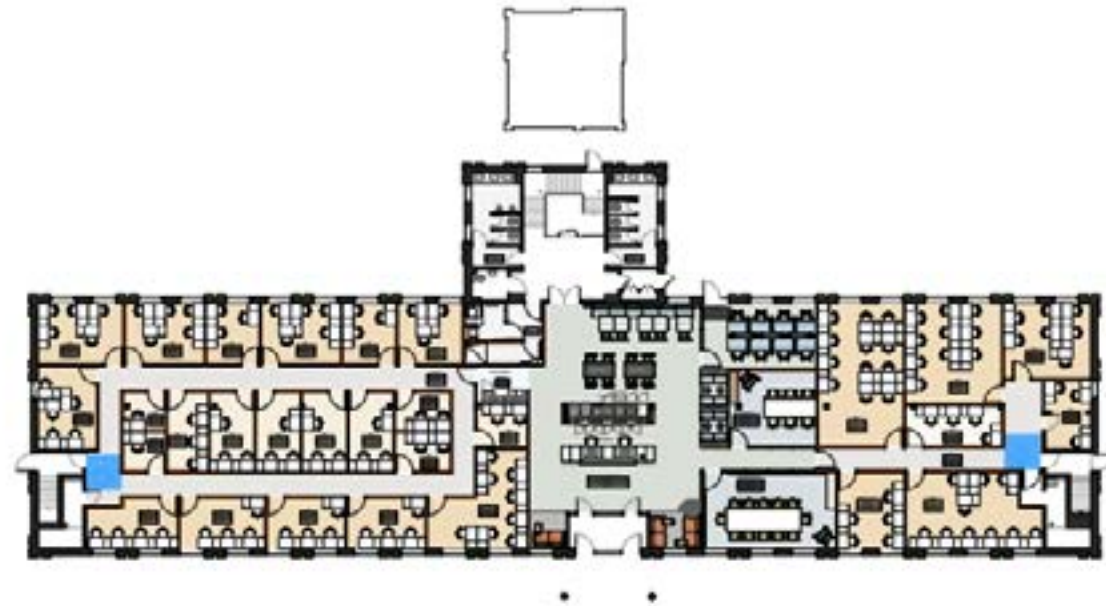




Ground Floor

Completed March 6, 2023

- Reception
- 1,275 sq. ft Business Lounge
- 8-person Co-working space
- 2 Meeting Rooms
- Wide range of office spaces



First Floor

Completed March 6, 2023

- First floor Break out area
- Large vacant space - 3,000 sq. ft
- Office Space
- Window Views

