



**G Tech Building, Firth Road Business Centre**  
**Firth Road, Lincoln LN6 7AA**

#3829-1/2021E/2022E

# G TECH Building

Firth Road Business Centre, Firth Road, Lincoln, LN6 7AA



Agreement

To Let



Detail

Open Plan Office Building



Rent

From- £17,600 to £36,500  
p.a.x



Size

From 164.38 sq m (1,768 sq ft)  
to  
337.66 sq m (3,633 sq ft)



Location

Lincoln, LN6 7AA



Property ID

#3829/2023F

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



**CAMERON MCRAE**

BSc (Hons)  
Surveyor

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**LUCY JOHNSON**

Fisher German

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## Property

The property comprises two suites offering a range of accommodation over ground and first floor.

The suites are due to be refurbished and will be finished with carpeted floors, painted plastered walls and ceilings with inset lighting and air conditioning. The indicative photos below show the adjacent refurbished suite recently let. There is stair access to shared staff and WC facilities.

Externally there is room for ample car parking.

## 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	164.38	1,768
First Floor	173.28	1,864
Total NIA	337.66	3,632

## Energy Performance Certificate

Rating: C52

## Services

We understand that mains services of water, drainage, electricity and gas are available and connected to the Business Park. Interested parties are advised to make their own investigations to utility service providers.

## Town & Country Planning

We understand that the property has established use as offices under Class E(g)(i) of the Town and 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:** Offices and Premises  
**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 property is available **To Let** either **as a whole or by individual floors**, by way of lease terms to be agreed.

A service charge and buildings insurance will be payable.

## Rent

**Ground Floor - £17,600**

**First Floor - £18,700**

**As a whole - £36,500**

## VAT

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

## Legal Costs

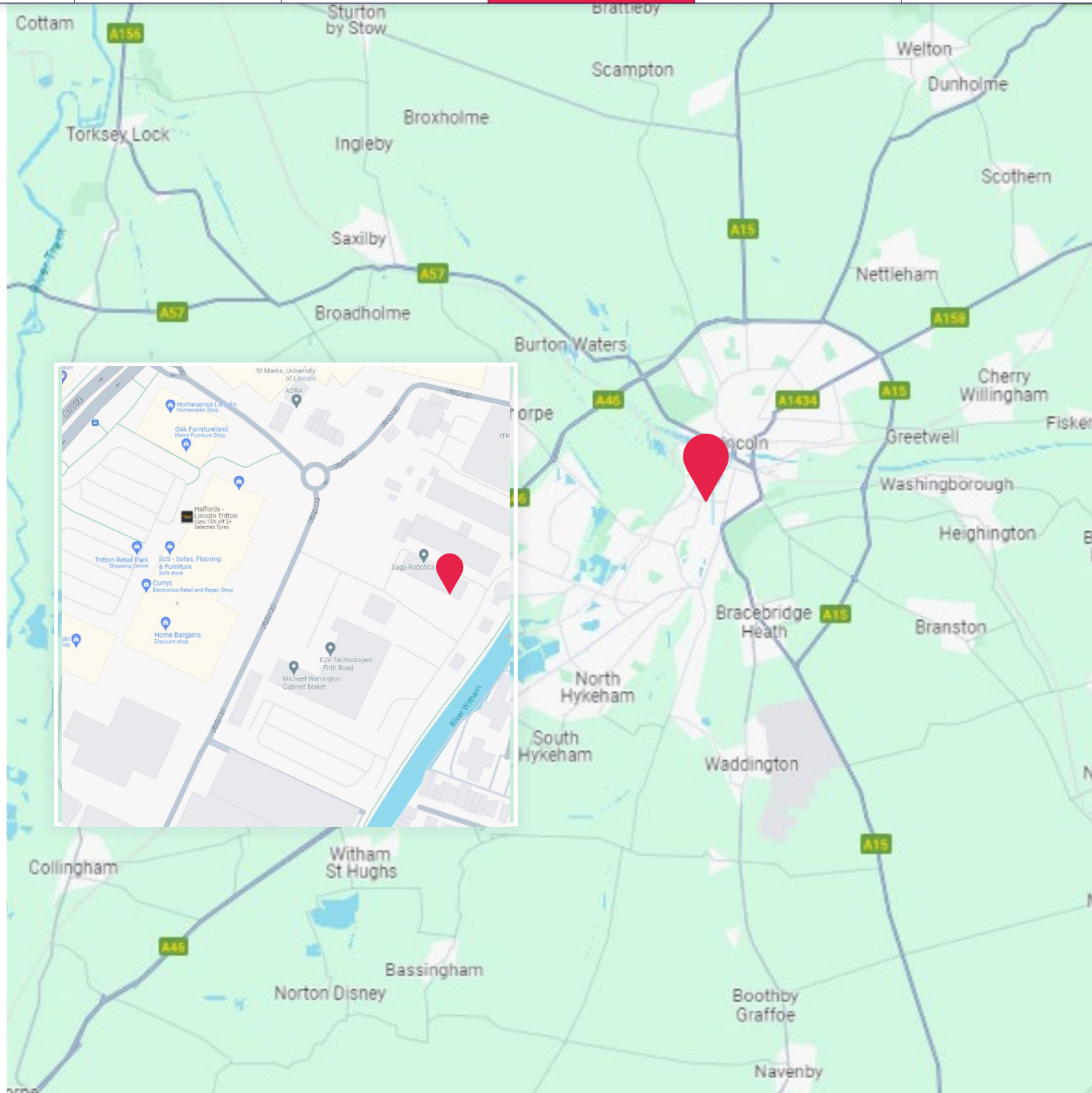
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Location

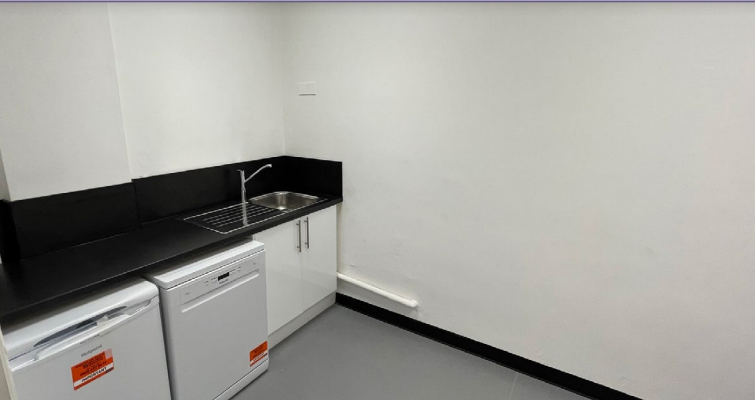
Firth Road Business Centre is located on Firth Road, a short walk from Tritton Retail Park, St Mark's Shopping Centre and the University of Lincoln Campus with Lincoln City Centre beyond to the north east.

Lincoln Railway Station and new Transport Hub are also less than a mile away. Lincoln itself has quick access to the A46 dual carriageway with the A116 miles to the south west.

Neighbouring occupiers on the Business Park include Siemens PLC, ITP Aero Engines UK Limited and Teledyne E2V (UK) Limited.







Indicative photo - recently refurbished suite adjacent



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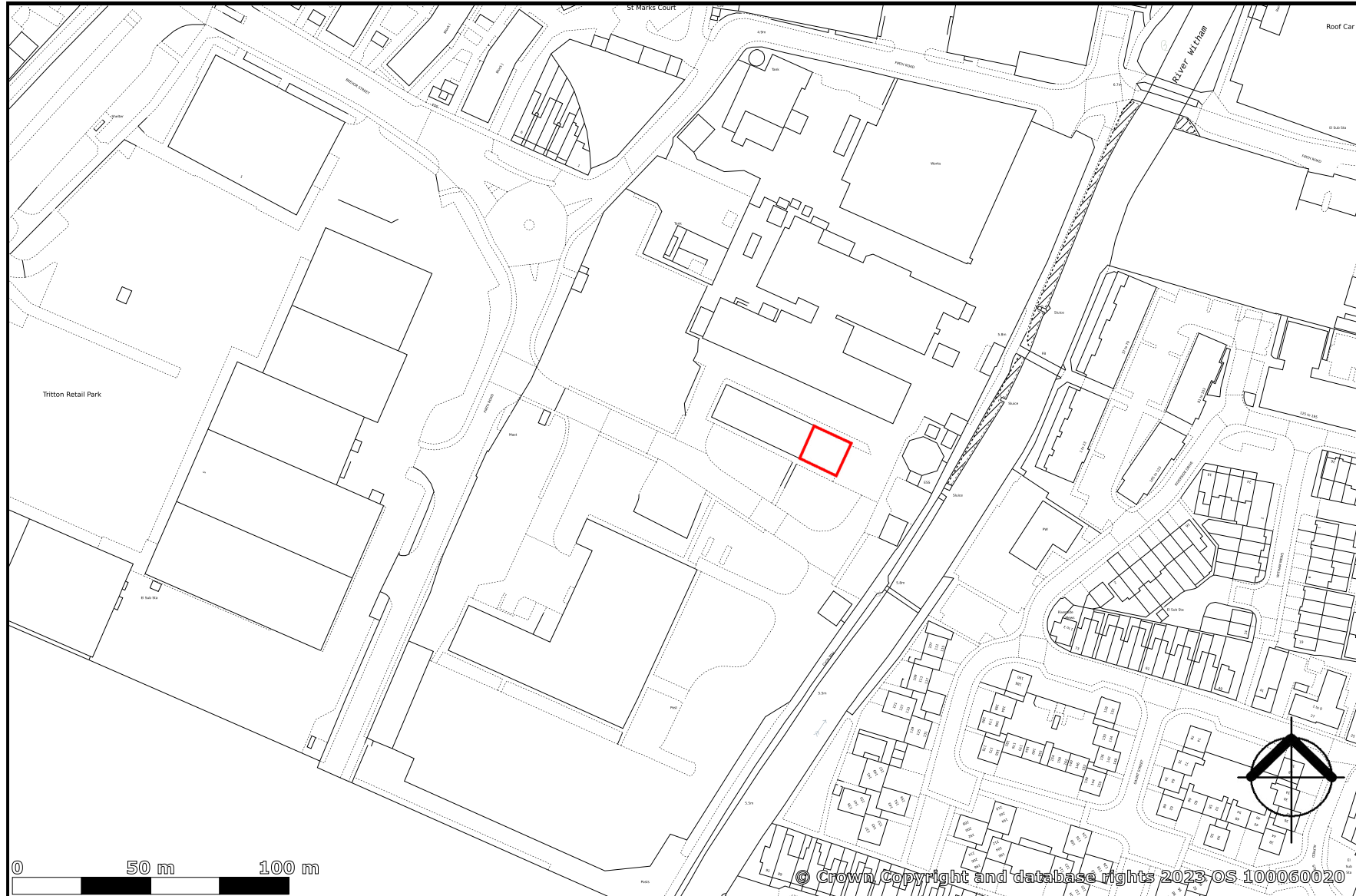


Indicative photo - recently refurbished suite adjacent



Indicative photo - recently refurbished suite adjacent

GTECH, Firth Road Business Park, Lincoln, LN6 7AA



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Plotted Scale - 1:2,221