



2 Alumina Court, Tritton Road, Lincoln
LN6 7QY
#5327/2024C

2 Alumina Court

Tritton Road, Lincoln, LN6 7QY



Agreement

To Let



Detail

Office



Rent

£36,000 pax



Size

277.05 sq m (2,980 sq ft)



Location

Lincoln, LN6 7QY



Property ID

#5327/2024C

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)
Surveyor

cameron.mcrae@eddisons.com

07929 105394

01522 544515

Property

The property comprises a ground floor office suite forming part of a prominent modern detached building.

Internally it provides a mix of open plan and partitioned offices finished to a modern standard with carpeted floors, painted plastered walls, suspended ceilings with inset lighting and air conditioning.

Externally there is ample allocated parking.

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.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£36,000 per annum exclusive

Service Charge

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

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 ²	ft ²
Total NIA	277.05	2,980

Rates

Charging Authority: City of Lincoln Council
Description: Office and Premises
Rateable value: £28,250
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.

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.

Energy Performance Certificate

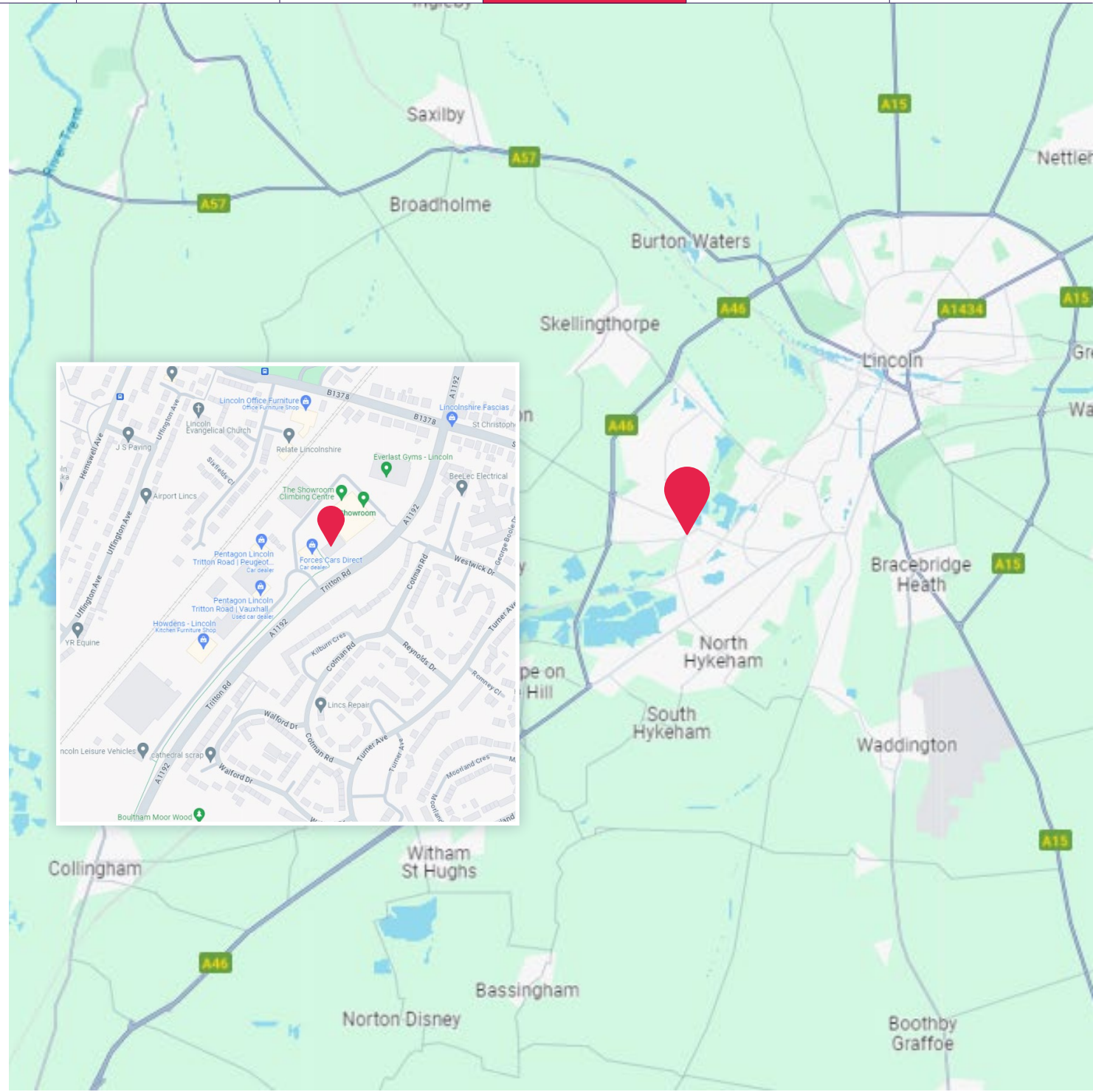
Rating: C62

Location

The property occupies a prominent position on Tritton Road to the south west of Lincoln city centre. Neighbouring occupiers include DW Sports, Forces Car Direct, Pentagon and Nationwide Car Repair Centre.

Lincoln is the administrative shopping centre for the county of Lincolnshire. The city has a resident population of 103,900 (2021 Census) and is ranked fourth in the East Midlands Experian City Centre Rankings behind Nottingham, Derby and Leicester. The city attracts over three million tourists per year, predominately visiting to view the Cathedral, which is recognised as one of the best examples of Gothic architecture in Europe. Lincoln is situated 30 miles north east of Nottingham and 27 miles south west of Scunthorpe.

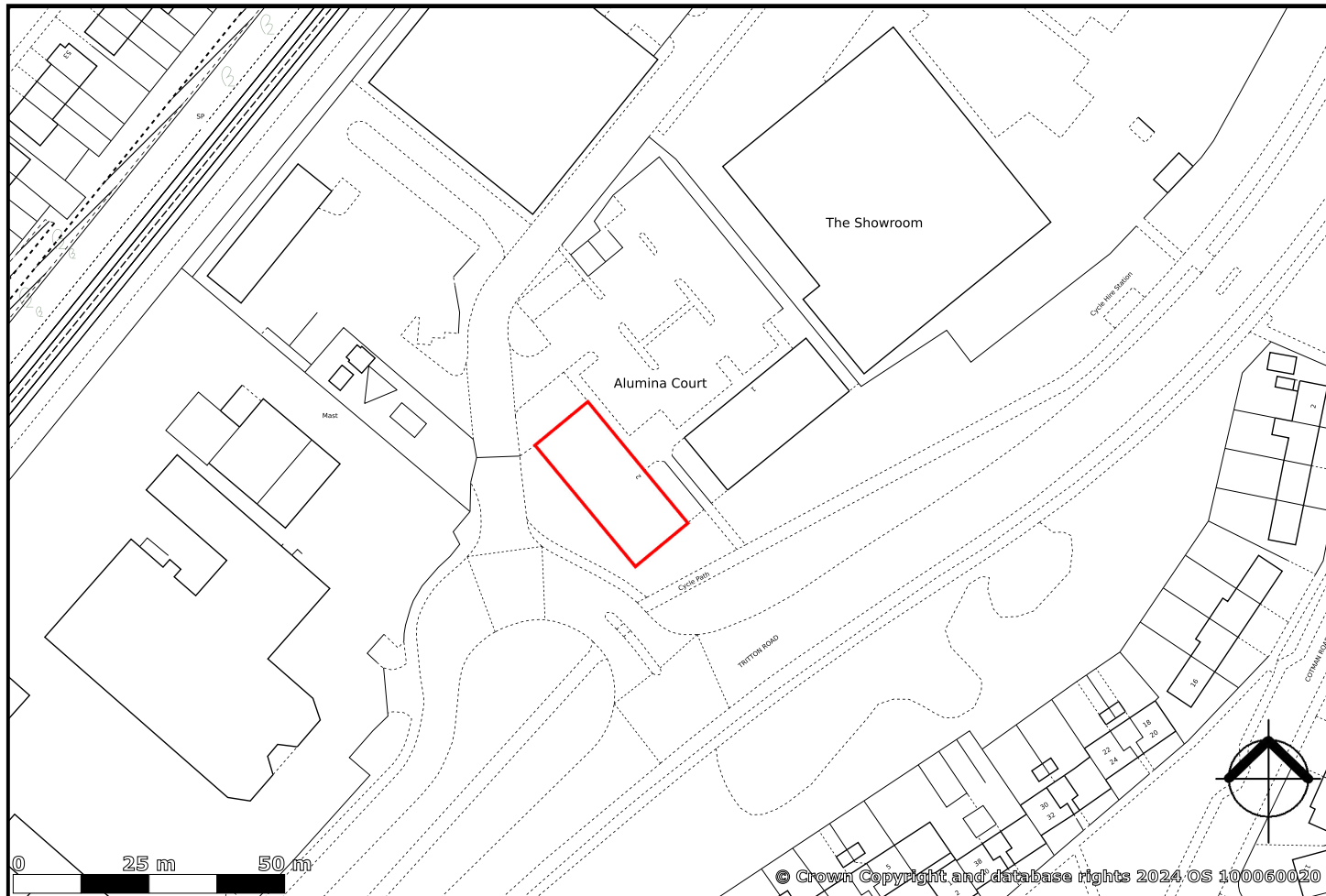
The city enjoys good road links via the A46 leading to the A1 major arterial route and the A15 provides access to Scunthorpe to the north and Peterborough to the south. There is also a train station with a direct route to London King's Cross.







Ground Floor, 2 Alumina Court, Tritton Road, Lincoln, LN6 7QY



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Plotted Scale - 1:1,250