



Witham House, The Pelham Centre, Canwick Road, Lincoln LN5 8HE

TO LET

Modern City Centre Air-Conditioned
Office Suites

3,096 - 6,371 Sq Ft
(288 - 592 Sq M)

DESCRIPTION

The Pelham Centre is a prominent three storey mixed use building in the City Centre providing office, retail and industrial accommodation. The available office accommodation is situated on the first and second floors of the building, accessed from the first floor roof deck car park. There are currently two suites available of 3,096 sq ft and 3,275 sq ft. The current specification includes suspended ceilings, air conditioning, communal lift, kitchen facilities, communal WCs and perimeter trunking for data cabling.

- ✔ First and second floor office accommodation
- ✔ Currently 2 suites available - one per floor
- ✔ Prominently situated on edge of City Centre
- ✔ Accessible location being adjacent to A15 Pelham Bridge
- ✔ 15 allocated car parking spaces per suite
- ✔ 100 car spaces for visitor site parking



LOCATION

The Pelham Centre is situated on the eastern side of Pelham Bridge (A15) in the south east quadrant of Lincoln City Centre and accessed via Kesteven Street (A57). Nearby occupiers include Tesco and Buildbase.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Unit 8 (1st Floor)	3,275	304
Unit A (2nd Floor)	3,096	288
Total	6,371	592

VAT

Rent, service charge and insurance are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

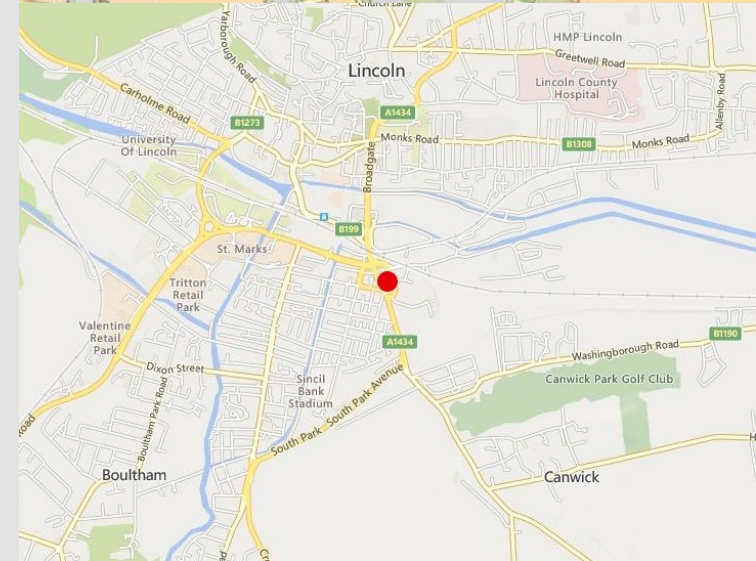
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Suites are available to let upon new effective full repairing and insuring leases (term to be agreed) at a rent of £5.00 per sq ft exclusive of service charge, insurance and business rates.

EPC D (98)



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 31-Mar-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Andrew France
07548 706333
afrance@lsh.co.uk



© Survey Operations Limited 2022
 Reproduction in whole or in part by any means
 is prohibited without the prior permission of
 Survey Operations Limited.



Note:
 All levels relate to Local Datum.
 Orientation to Local Grid.

Key:

00.00	Floor Level
(00.00)	Ceiling Level
US000.00	Suspended Ceiling Level
US080.00	Underside of Beam
US088.00	Underside of Duct
USP90.00	Underside of Pipe
US088.00	Underside of Shutter
USC088.00	Underside of Cable Rack
CL00.00	Cill Level
HL00.00	Head Level
SP00.00	Arch Springing Level
C000.00	Arch Crown Level



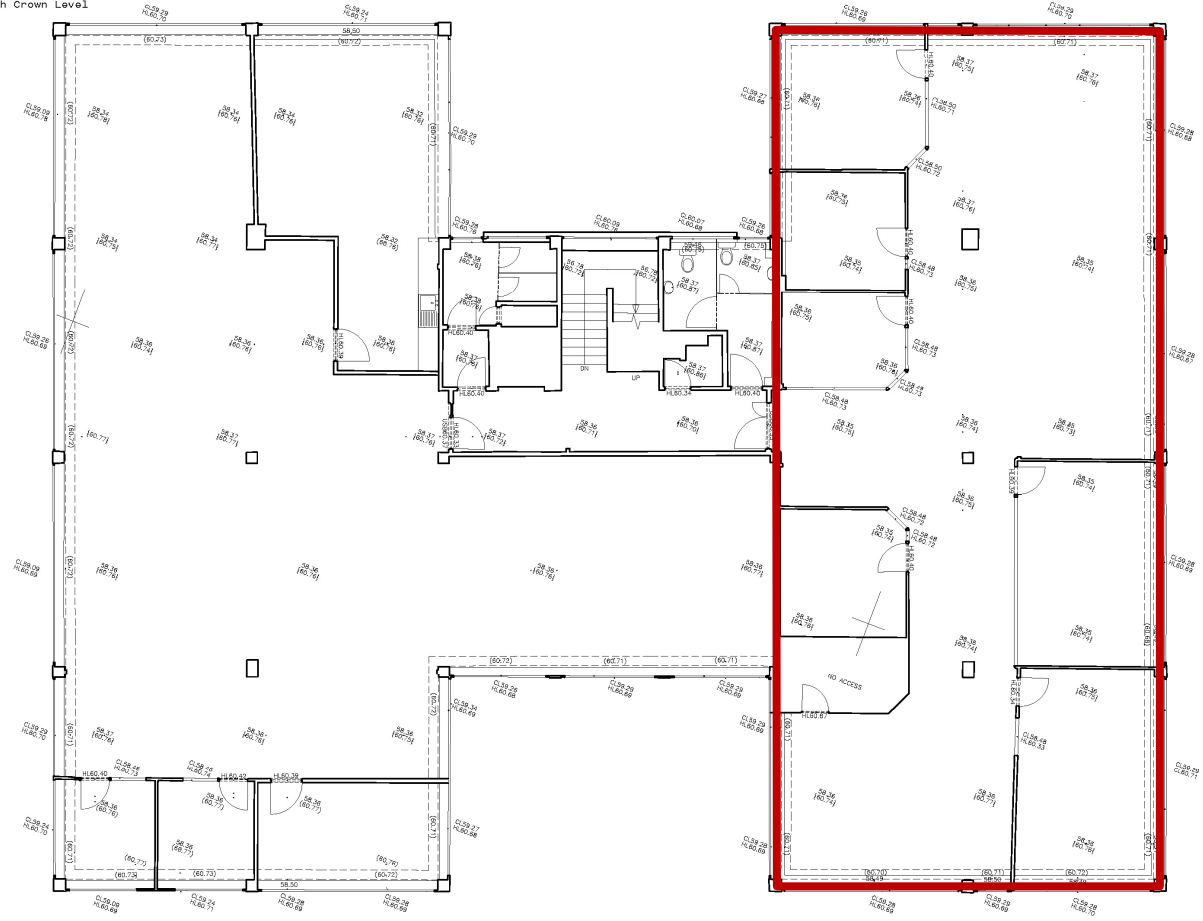
Smith Street, Skelmersdale, Lincs. WN8 8LN
 Tel: 01695 725662 Fax: 01695 518116
 Email: mol@surveys.co.uk - www.surveys.co.uk

Client	
THE HARRIS PARTNERSHIP	
Drawing Title	
Building Survey at:	
THE PELHAM CENTRE	
LINCOLN	
First Floor	(Sheet 1 of 2)
Scale(s)	Surveyor
1 : 100	DC
Date	Drawn
FEB 21	CJM
Job Number	Checked
21K102	SO

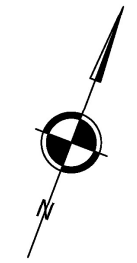
Sheet Size & Orig Number & Revision
A1 21K102/005

- Key:
- 88.88 Floor Level
 - {88.88} Ceiling Level
 - {88.88} Suspended Ceiling Level
 - USB88.88 Underside of Beam
 - USD88.88 Underside of Duct
 - USP88.88 Underside of Pipe
 - USS88.88 Underside of Shutter
 - USCR88.88 Underside of Cable Rack
 - CL88.88 Cill Level
 - HL88.88 Head Level
 - SP88.88 Arch Springing Level
 - CR88.88 Arch Crown Level

- Floor Level
- Ceiling Level
- Suspended Ceiling Level
- Underside of Beam
- Underside of Duct
- Underside of Pipe
- Underside of Shutter
- Underside of Cable Rack
- Cill Level
- Head Level
- Arch Springing Level
- Arch Crown Level



© Survey Operations Limited 2022
 Reproduction in whole or in part by any means is prohibited without the prior permission of Survey Operations Limited.



Note:
 Orientation to a Local Grid.
 All levels relate to Ordnance Datum,



Smith Street, Skelmersdale, Lancs. WN8 8LN
 Tel: 01695 725662 Fax: 01695 51816
 Email: mail@survops.co.uk - www.survops.co.uk

Client	
The Harris Partnership	
Drawing Title	
Building Survey of:	
The Pelham Centre	
Lincoln	
Second Floor	
Scale(s)	1 : 100
Surveyor	DC
Date	Feb 22
Drawn	JE
Job Number	21K102
Checked	SO

Sheet Size & Drg Number & Revision
A2 21K102/007