



Resolution House, Crusader Road,
Lincoln LN6 7AS

TO LET

MODERN SELF CONTAINED OFFICES
(SUITABLE FOR ALTERNATIVE USES)

1,400 - 2,920 Sq Ft
(130 - 271 Sq M)

Resolution House, Crusader Road, Lincoln LN6 7AS

DESCRIPTION

The property comprises a modern two storey semi detached office building situated within City Office Park. The accommodation is predominantly open plan and currently arranged as a number of offices and meeting rooms by demountable partitioning. There is air conditioning throughout, gas central heating, suspended ceilings, carpeted flooring and a large number of windows providing natural light. Externally there is a car park providing 12 spaces. The property would suit a variety of alternative commercial, business and service uses, including office, financial & professional, retail, recreation, fitness, medical/health, creche, day nursery and day centre.

- ✓ 1,428 - 3,179 sq ft (133 - 295 sq m)
- ✓ Accessible location just off Tritton Road
- ✓ Car park providing 12 spaces (6 per floor)
- ✓ Currently arranged as offices within Class E
- ✓ Suitable for a variety of alternative uses
- ✓ Available as a whole or on a floor by floor basis
- ✓ Landlord internal works / incentives available by negotiation



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground	1,400	130
First	1,520	141
Total	2,920	271

VAT

The property is elected for VAT which will be applicable to the rent at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

Rateable Value: £25,000.

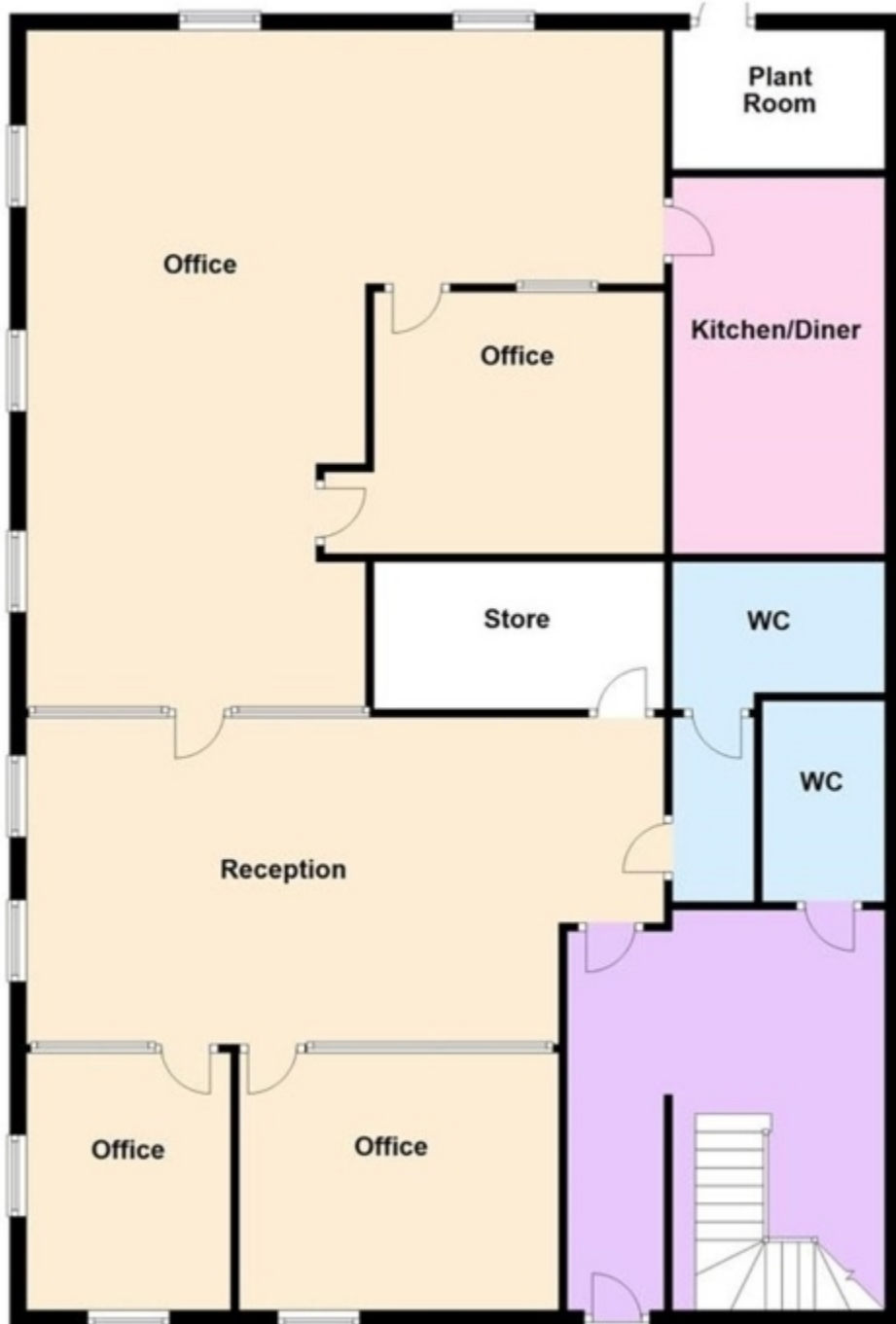
Small Business Multiplier: £0.499.

Rates Payable (2023/4): £12,475.

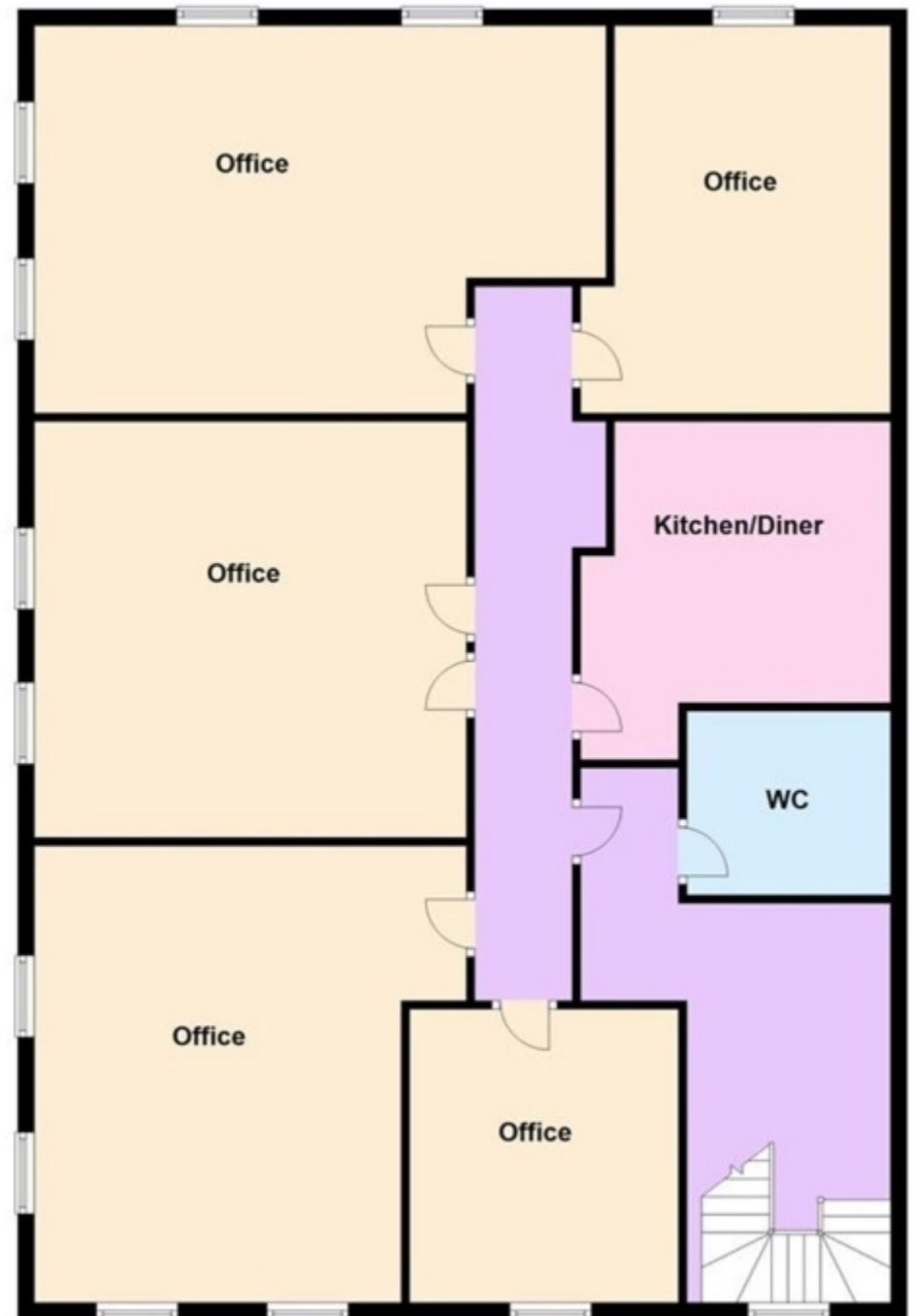
TERMS

Available to let (as a whole or on a floor by floor basis) on new lease terms at a guide rent of £30,000 pax (£15,000 pax per floor).

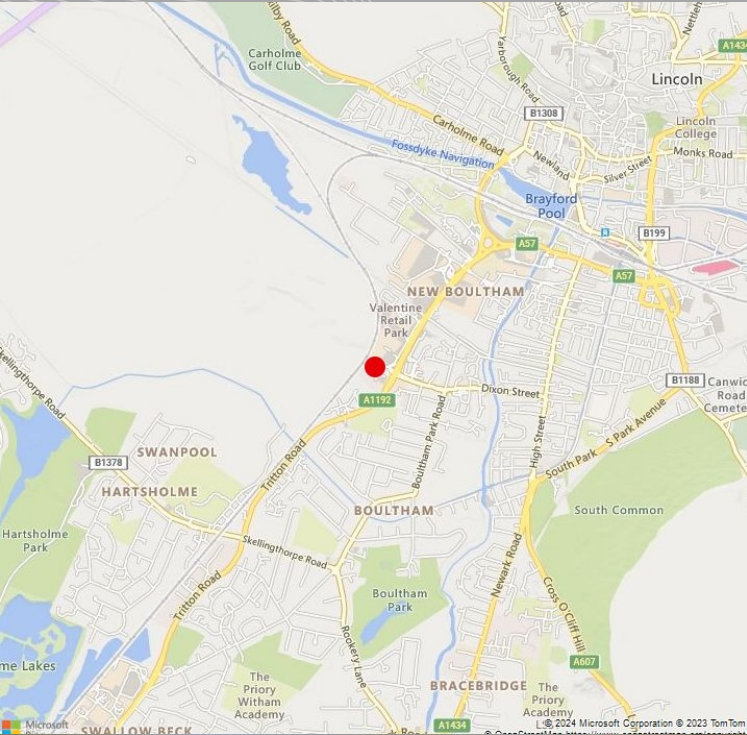
EPC B (45)



GROUND FLOOR



FIRST FLOOR



LOCATION

City Office Park is a modern office development located opposite the junction of Tritton Road (A1192) and Dixon Street (B1360), a short distance to the south of the City Centre and University of Lincoln. Tritton Road is one of the major arterial roads through Lincoln and the location provides easy access to the City Centre and surrounding road network.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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