



Olympic House, Doddington Road,
Lincoln LN6 3SE

TO LET

MODERN FIRST FLOOR OFFICE SUITE

**5,100 Sq Ft
(474 Sq M)**

Olympic House, Doddington Road, Lincoln LN6 3SE

DESCRIPTION

Olympic House provides one of the highest quality office specifications in the Lincoln market. The elevations are clad with a combination of metal sheet panels and curtain wall glazing providing floor to ceiling aspects. There is an impressive entrance atrium with DDA access. The first floor suite benefits from raised floors, suspended ceilings with LG3 compliant lighting and heating/comfort cooling. Well fitted WCs and shower facilities are provided within the common parts. Allocated car parking provision within landscaped car park.

- ✓ High quality office suite within landmark building
- ✓ Situated within South West Quarter Business District
- ✓ Within close proximity of A46 dual carriageway
- ✓ Other tenants include Knights, Savills & Handelsbanken
- ✓ Ample allocated on-site car parking provision
- ✓ Available immediately on new lease terms



ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor	5,100	474
Total	5,100	474

VAT

Rent will be subject to VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

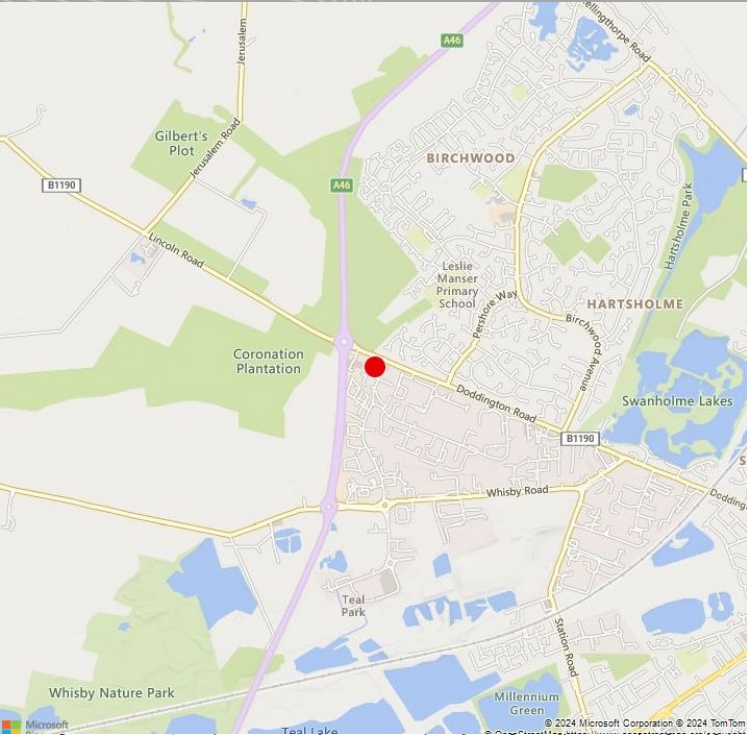
To be reassessed.

TERMS

The suite is available to let on a new effective full repairing and insuring lease for a term to be agreed at a guide rent of £57,500 per annum exclusive.

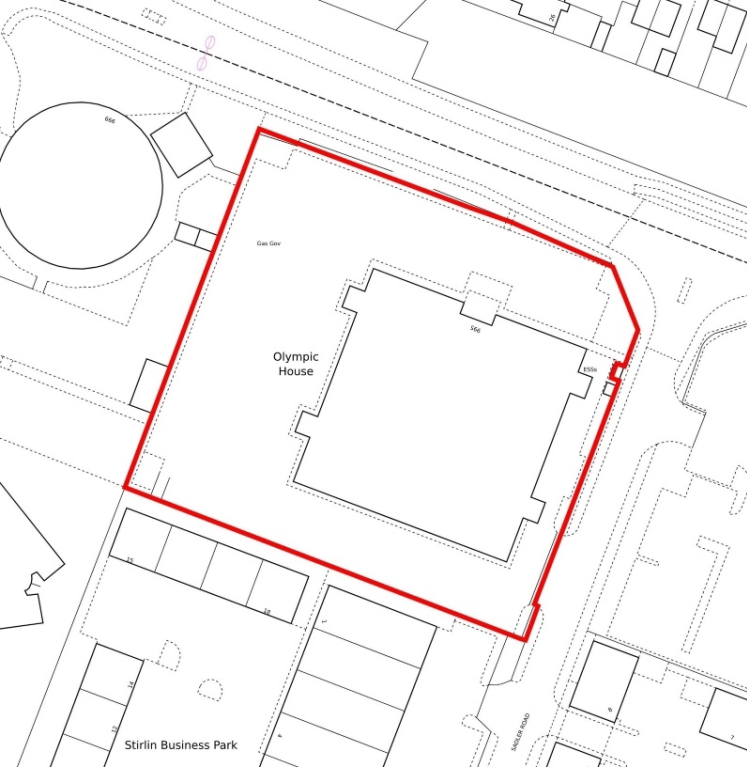
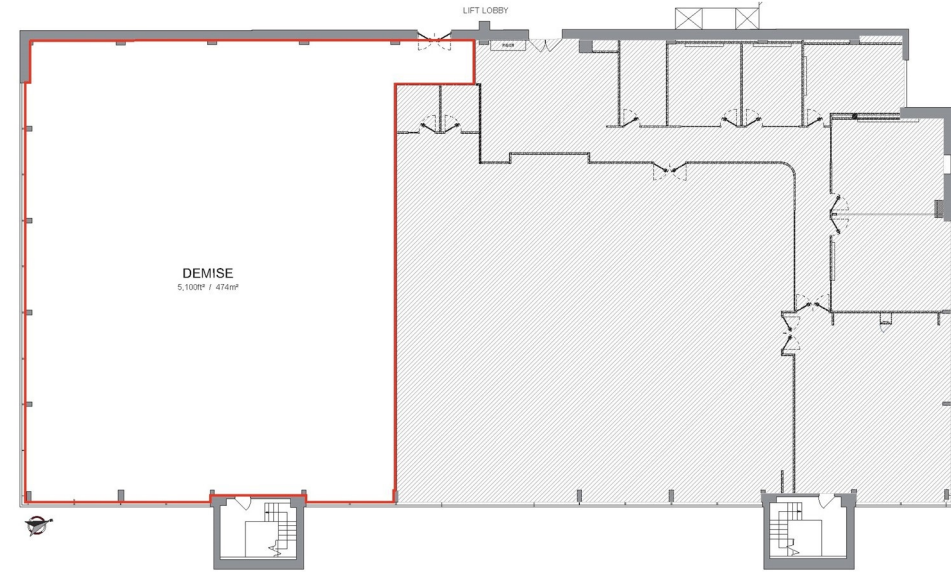
EPC 78 D (0593-7255-0130-9100-8803).





LOCATION

The property occupies a prominent position fronting Doddington Road within the South West Quarter Business District, Lincoln's premier commercial and business location, 3.5 miles south west of the city centre. The A46 is situated less than 100 metres to the west and is one of the principal arterial and commuter routes into the city centre and provides easy access to the A1.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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Regulated by RICS 20-May-2024