

**PINNACLE HOUSE**  
DODDINGTON ROAD, LINCOLN





- HQ offices
- Prominent location in Lincoln's prime commercial district
- From 6,077 - 20,909 sq.ft
- Rent from £7.50+vat per sq.ft
- High specification
- Allocated parking
- Reception area available

## THE PROPERTY

A rare opportunity to lease high quality HQ style office accommodation in Lincoln's prime commercial district.

The Property comprises a modern and detached office building, with frontage on to Doddington Road in Lincoln.

The offices are fit out to a high specification centred around the buildings central core that incorporates WCs, alongside stair and lift provisions to all floors.

The Property offers a feature reception area, and office specification that includes; air conditioning throughout, suspended ceilings with inset lighting, carpeted flooring, and perimeter trunking.

## ACCOMMODATION

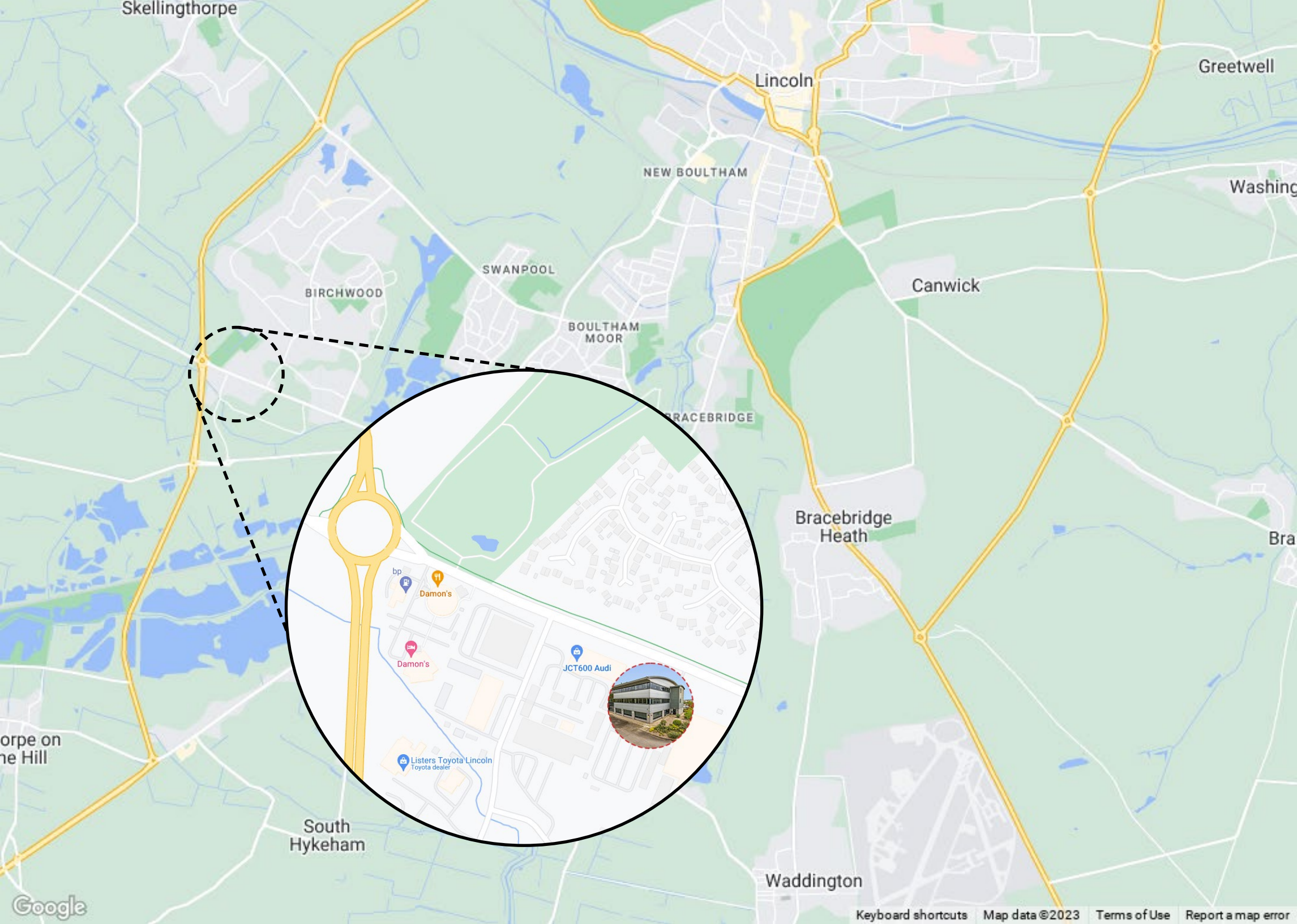
The Property has been measured in accordance with the prevailing RICS Property Measurement Standards.

We are able to offer accommodation ranging in size from 6,077 to 20,909 sq. ft, together with allocated parking at a ratio of 1:225 sq.ft.

Office furniture may be available up on application and interested parties are advised to contact the sole agents for further details.

<b>ACCOMMODATION</b>	<b>M<sup>2</sup></b>	<b>FT<sup>2</sup></b>
Ground Floor	565	6,077
First Floor	1,378	14,832
Reception	63.78	686
Total	2,070.56	21,595





Skellingthorpe

Lincoln

Greetwell

NEW BOULTHAM

Washing

BIRCHWOOD

SWANPOOL

Canwick

BOULTHAM MOOR

BRACEBRIDGE

Bracebridge Heath

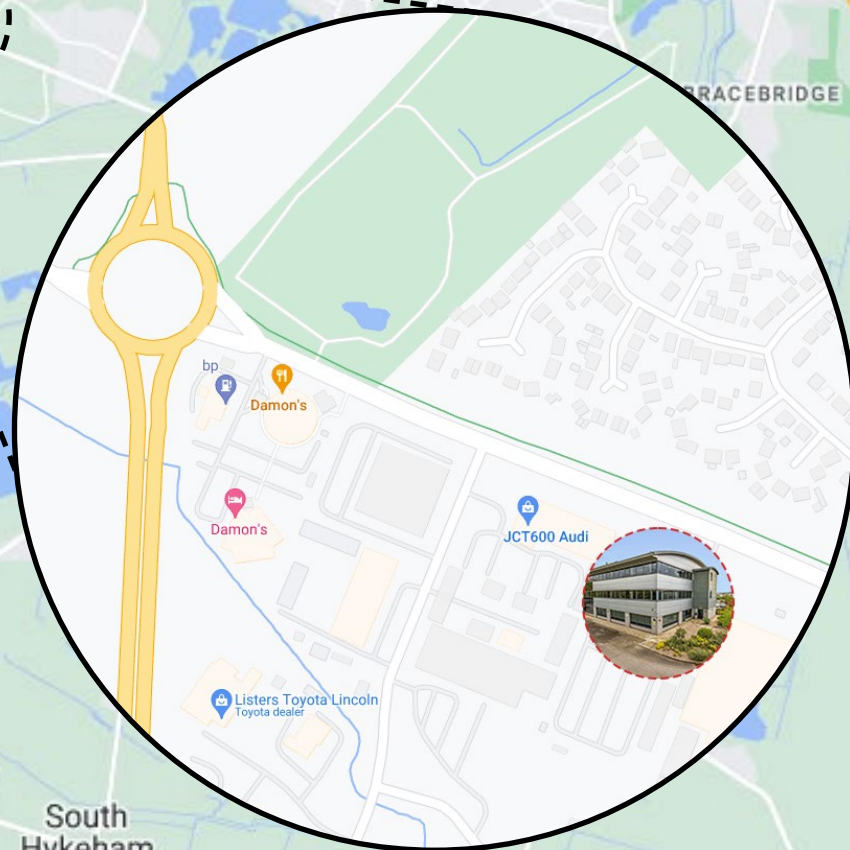
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Google



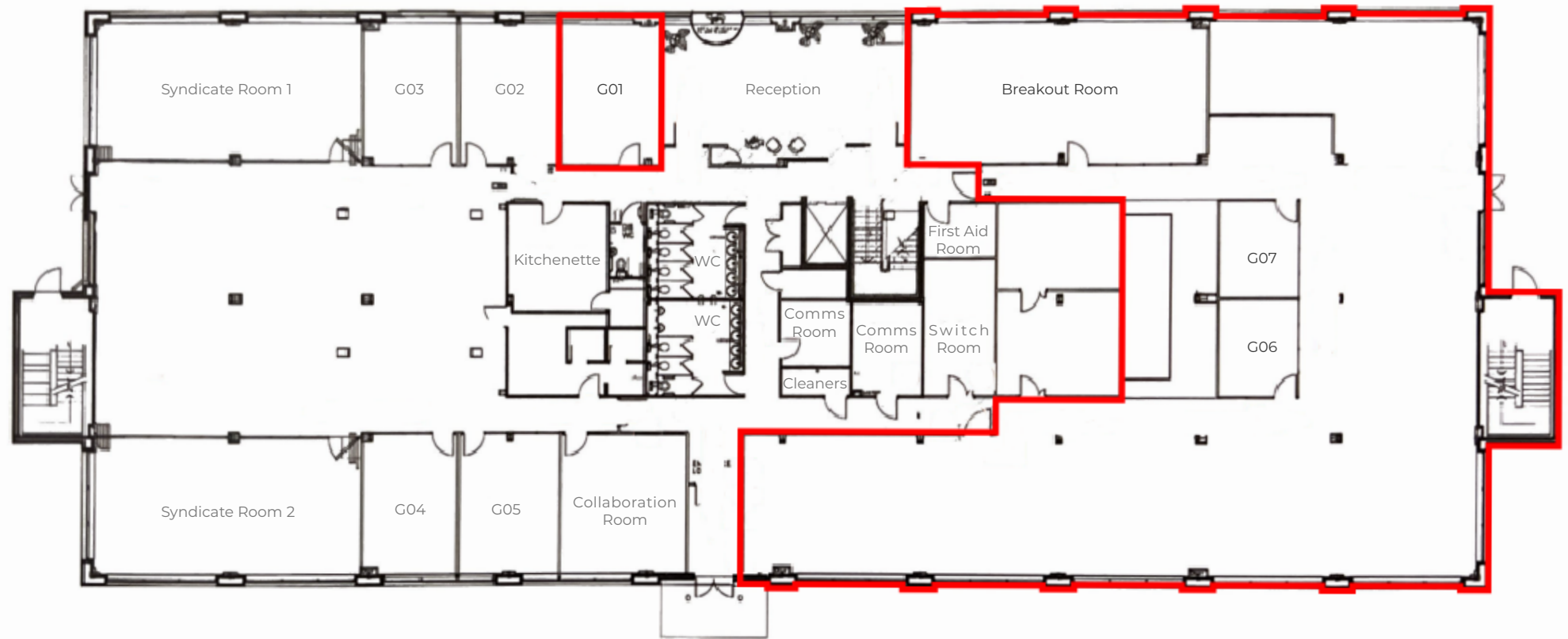




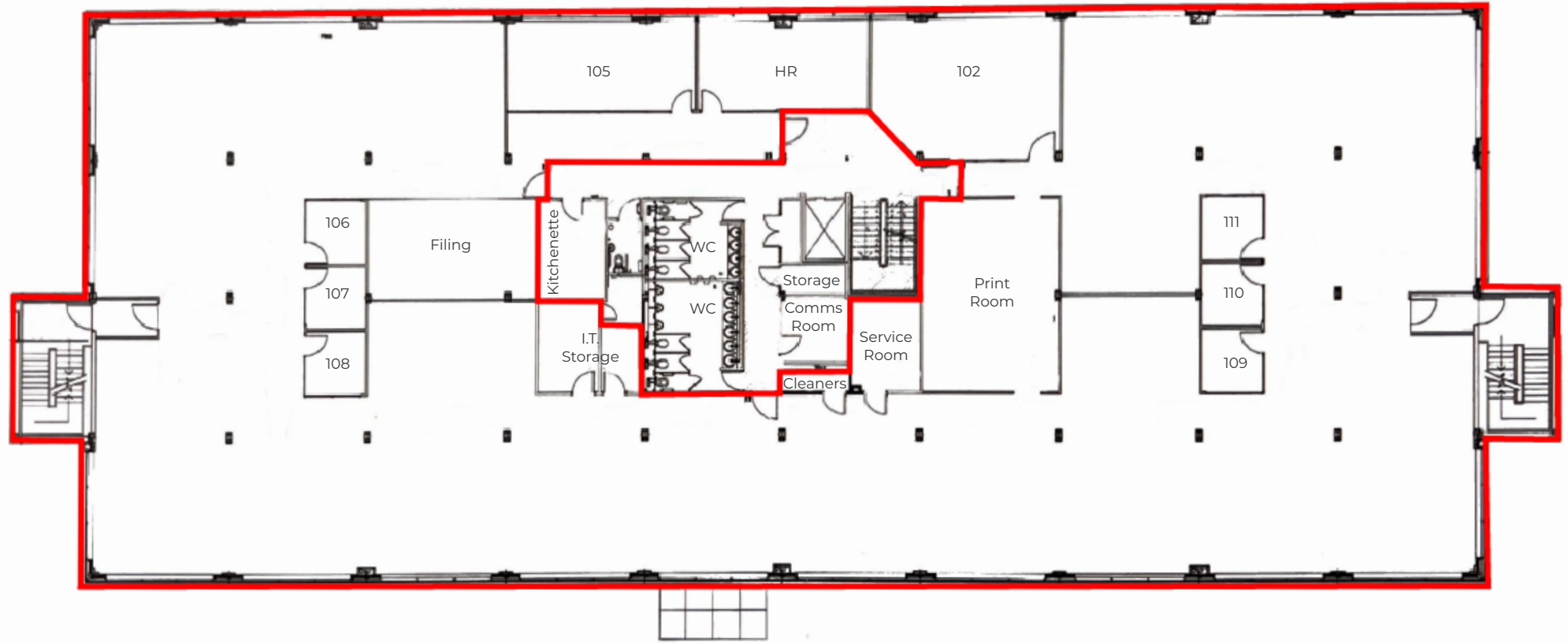




## Floorplan - Ground Floor Available Space



# Floorplan - First Floor Available Space



## FURTHER INFORMATION

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### Services

Mains services water, electric and drainage are connected to the Property.  
Prospective tenants are advised to make their own enquiries into the adequacy of those supplies.

### Price

The accommodation is available at a rent equating to £7.50 +VAT per sq.ft.

### Tenure

The Property is available to let, by way of a new full repair and insuring (FRI) lease for a minimum period of 5 years, or longer by negotiation.

### Service Charge

A Service Charge will be levied to cover a proportion of the costs associated with the running and maintenance of the communal areas of the Property.  
Further details are available on request.

### VAT

VAT will be charged in addition at the appropriate rate.

### Legal Costs

Each party is responsible for their own legal costs.

### Viewings

Viewing is strictly by appointment with the sole agents:-  
Pygott & Crone, 21 The Forum, North Hykeham, Lincoln, LN6 8HW.

Jamie Thorpe

Tel: (01522) 536777

E-mail: [jthorpe@pygott-crone.com](mailto:jthorpe@pygott-crone.com) / [commercial@pygott-crone.com](mailto:commercial@pygott-crone.com)







## CONTACT PYGOTT & CRONE


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