



**Suite 3, Victory House, 5 Henley Way  
Lincoln, LN6 3QR**

## **Rent £18,000 Per Annum Office Suite To Let**

We are delighted to offer to let this very well-presented and fitted out to a high-specification, this first floor office suite, prominently located in Victory House on Doddington Road, within Lincoln's primary business district. The accommodation extends to 166 sq.m (1,795 sq.ft) and the building benefits from a passenger lift, air-conditioning throughout the office accommodation and 9 parking spaces.







#### **LOCATION**

Located just off Doddington Road within Lincoln's prime business district, affording good access to the City Centre with the A46 Bypass being located close-by. Neighbouring occupiers include a Bank, Solicitors, Restaurants, Car Dealerships and Leisure Facilities.

#### **DESCRIPTION**

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#### **ACCOMMODATION**

Having a shared Entrance Hallway with intercom system and passenger lift enabling disabled access compliance.

Reception Entrance/Kitchen Area - An generously proportioned and welcoming space with small meeting room partitioned off.

General Works Office - Light and airy open-plan space with windows to three sides and air-conditioning.





Boardroom - A very luxuriously appointed meeting room with air-conditioning and two storage rooms off currently housing a server etc.

Please note that all office furniture is available by negotiation.

#### Communal Areas

Within the communal stairwell and lobby there are shared kitchen and male/female WC facilities.

#### SERVICES

Mains electricity and water services are connected to the building. The office benefits from LED lighting and air-conditioning throughout.

#### EPC RATING – C

#### LEASE TERMS

The suite is available to let for a term of years to be agreed, at an annual rent of £18,000 per annum excluding VAT. The Lease will be subject to three yearly rent reviews and a deposit may also be payable.

#### BUSINESS RATES

Rateable Value - £18,250

Small Business Multiplier (2023/2024) 49.9p in the £.

The property may qualify for small business rates relief and prospective tenants should make their own enquiries regarding Small Business Rates Relief.



#### VAT

VAT is payable on the rent and service charges.

#### SERVICE CHARGE

A Service Charge is levied to contribute towards the cost of heating, lighting, building maintenance and all internal and external communal areas. Service Charge is payable quarterly in advance on the usual quarterly days (25 March, 24 June, 29 September and 25 December). Further details are available on request.

#### LEGAL COSTS

The incoming Tenant will be responsible for the Agent's referencing fee (£120 inc VAT per person named on the Lease) together with the Landlord's reasonable legal costs associated with preparing the Lease.



#### VIEWINGS

By prior appointment through Mundy's.

#### NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

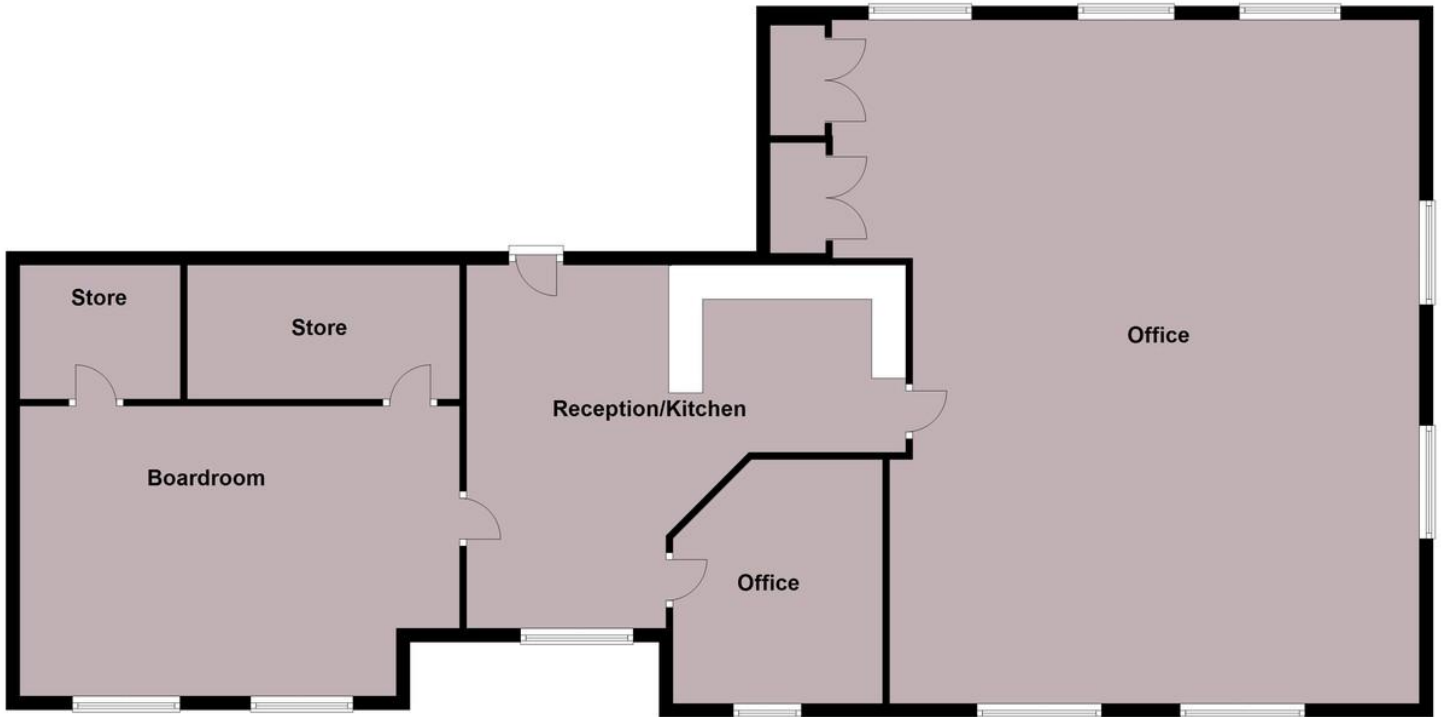
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### Ground Floor

Approx. 160.8 sq. metres (1730.9 sq. feet)



Total area: approx. 160.8 sq. metres (1730.9 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

