



Unit 4 Stirlin Court

Skellingthorpe Road, Saxilby, Lincoln LN1 2LR

Rent £875 pcm First Floor Office Space To Let

We are pleased to offer to let this very well-presented first floor office suite, which is principally open-plan and has been recently decorated. The accommodation has the benefit of a passenger lift from the ground floor and its own kitchen facilities. The principal office accommodation benefits from being carpeted and having suspended ceilings throughout with air-conditioning providing heating and cooling. Internally, there is also a private office partitioned off the main open-plan space with the office floor space extending to 66.5 sq.m (716 sq.ft). In addition, there is a reception area with kitchen, WC and access to the lift extending to a further 18 sq.m (194 sq.ft).



Unit 4 Stirlin Court, Skellingthorpe Road, Saxilby, Lincoln



LOCATION

The property is located within a popular, modern business park development located approximately 1 mile south-east of Saxilby village centre, which offers a range of day to day amenities and 6 miles west of Lincoln City Centre, accessible via the nearby A57. The property is located off Skellingthorpe Road, close to the level crossing and there is excellent access to the A57 providing a direct-link into Lincoln City Centre and surrounding areas. Upon entering Saxilby Enterprise Park, Stirlin Court is located on the left hand side.

DESCRIPTION

We are pleased to offer to let this very well-presented first floor office suite, which is principally open-plan and has been recently decorated. The accommodation has the benefit of a passenger lift from the ground floor and its own kitchen facilities. The principal office accommodation benefits from being carpeted and having suspended ceilings throughout with air-conditioning providing heating and cooling. Internally, there is also a private office partitioned off the main open-plan space with the office floor space extending to 66.5 sq.m (716 sq.ft). In addition, there is a reception area with kitchen, WC and access to the lift extending to a further 18 sq.m (194 sq.ft).

Externally, the property has the benefit of two allocated vehicle parking spaces.



FLOOR AREAS

The main open-plan offices space has a floor area of 66.5 sq.m (716 sq.ft). In addition, the reception area with kitchen facilities, WC and lift access extends to a further 18 sq.m (194 sq.ft). The offices have the benefit of their own private access at ground floor level.

SERVICES

Mains drainage, electricity and water are connected. Heating and cooling is provided via an air-conditioning system serving the office accommodation.

EPC Rating - B (29)

LEASE TERMS

The first floor office accommodation is available to let for a term of years to be agreed subject to a rental of £875 pcm. A deposit may also be payable.

SERVICE CHARGE

The Tenant is responsible to contribute towards shared services including electricity, water, refuse collection and estate management charges. Further details are available on request.

BUSINESS RATES

Rateable Value - £7,100

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

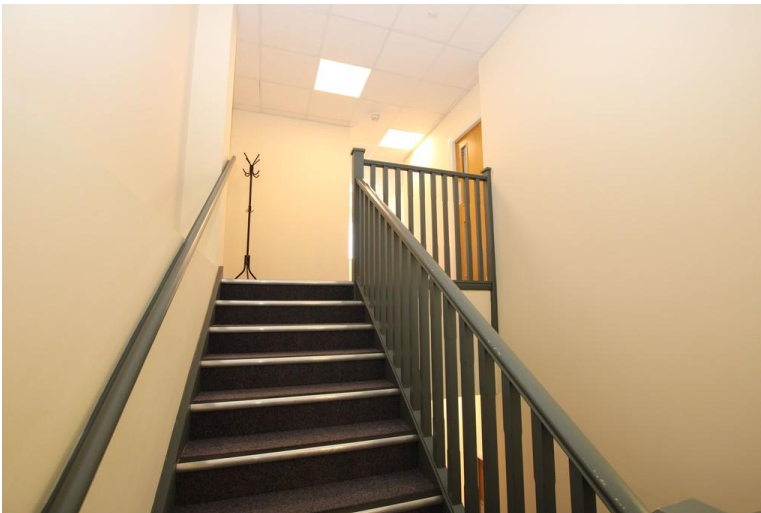
VAT is payable on the rent and service charge.

LEGAL COSTS

The ingoing Tenant will be responsible for a referencing fee of £120 inc VAT per person named on Lease, together with the Landlord's reasonable legal costs associated with the production of the Lease agreement. Further details are available on request.

VIEWINGS

By prior appointment through Mundys.



NOTE

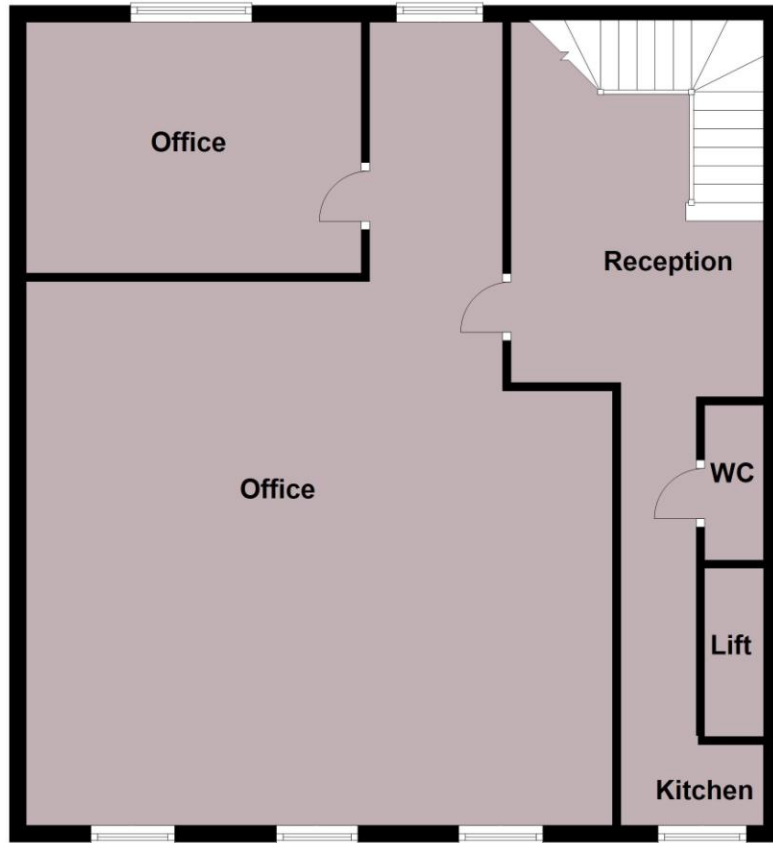
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



29-30 Silver Street

Lincoln

LN2 1AS

commercial@mundys.net

01522 556088

22 Queen Street

Market Rasen

LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

