

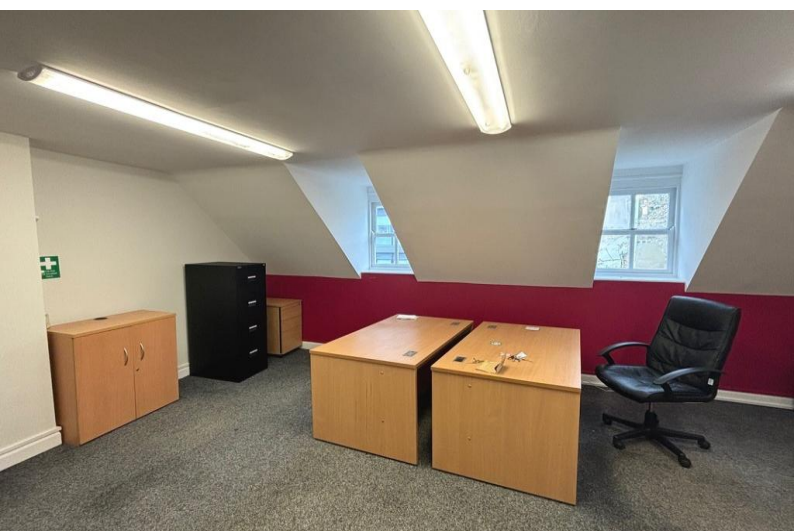


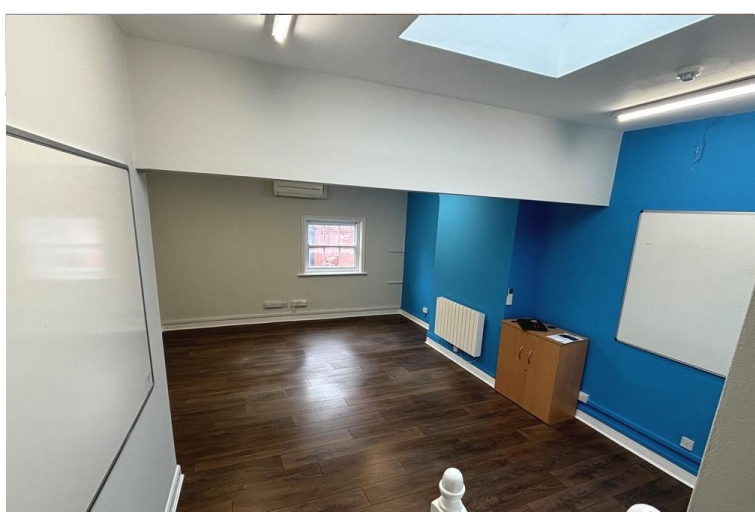
## Second Floor Offices

Claxlete House, 62 Clasketgate, Lincoln, LN2 1JZ

**Rent £10,200 Per Annum**

This is an excellent opportunity to occupy generously proportioned and well-presented office space within Lincoln City Centre, being situated within the central business district and convenient for a full range of amenities. The office space extends to 66 sq.m (711 sq.ft) comprising three generously proportioned offices together with kitchen facilities and male/female WCs. The office suite is located at second floor level, accessed via a stairwell from Clasketgate, adjacent to 'Bairstow Eves' Estate Agents and 'Helping Hands Home Care' providers. The office space is light, airy and well-presented, incorporating air-conditioning within the main office area.





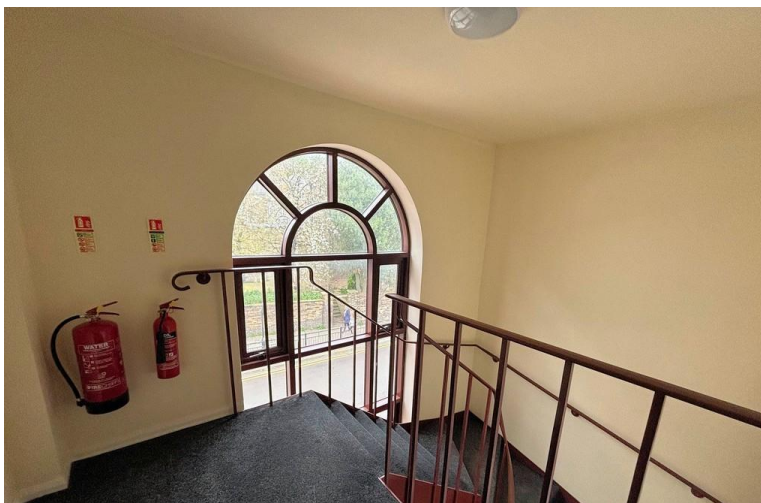
#### **LOCATION**

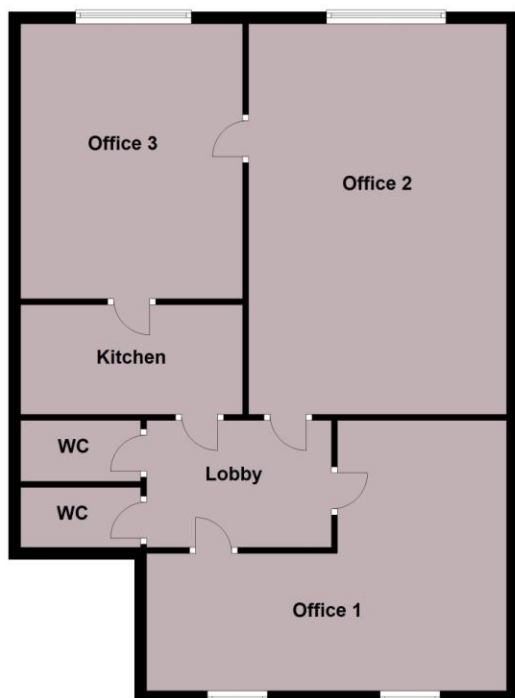
Clasketgate runs parallel with Silver Street within Lincoln City Centre and the building is situated close to the traffic lights with Broadgate and Lindum Hill. Being located centrally within Lincoln, the property is convenient for a full range of amenities and the Lincoln Brayford and University of Lincoln are within close reach, together with the Lincoln Transport Hub.

The Cathedral City of Lincoln is the major administrative and shopping centre within Lincolnshire, having a resident population in the region of 130,000.

#### **DESCRIPTION**

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## ACCOMMODATION

From the ground floor level, there is a stairwell giving access to the second floor office suite and the self-contained accommodation comprises; Entrance Lobby, Office 1 (overlooking Clasketgate) 6 m x 4.5 m, Office 2 (overlooking Silver Street) 4.3 m x 6.5 m with air-conditioning and Office 3 (overlooking Silver Street) 3 m x 3.7 m. In addition, there is a fitted kitchen and there are male and female WC facilities.

The accommodation has the benefit of an electrical heating system in addition to the air-conditioning serving the main office.

## SERVICES

Mains electricity, water and drainage are connected.

EPC Rating - D

## LEASE TERMS

The property is available to let under the terms of a new Internal Repairing & Insuring Lease for a term to be agreed at a rental of £850 per calendar month. A deposit may also be payable.

## BUSINESS RATES

Rateable Value - £4,200

Small Business Multiplier (2023/2024) 49.9p in the £. The property may qualify for small business rates relief.

It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

## VAT

VAT is not understood to be chargeable in addition to the rent.

## VIEWINGS

By prior appointment through Mundy's.

## WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

## SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call in to one of our offices or visit our website for more details.

## BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

## GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

## 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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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.

