



**TO LET**

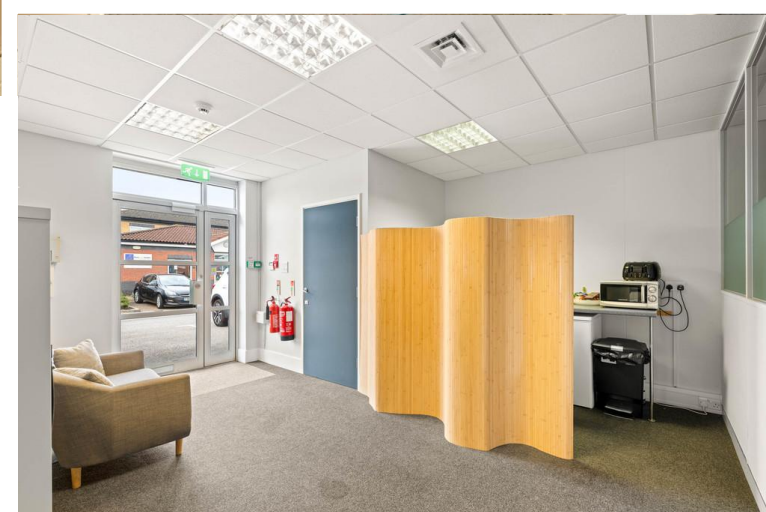
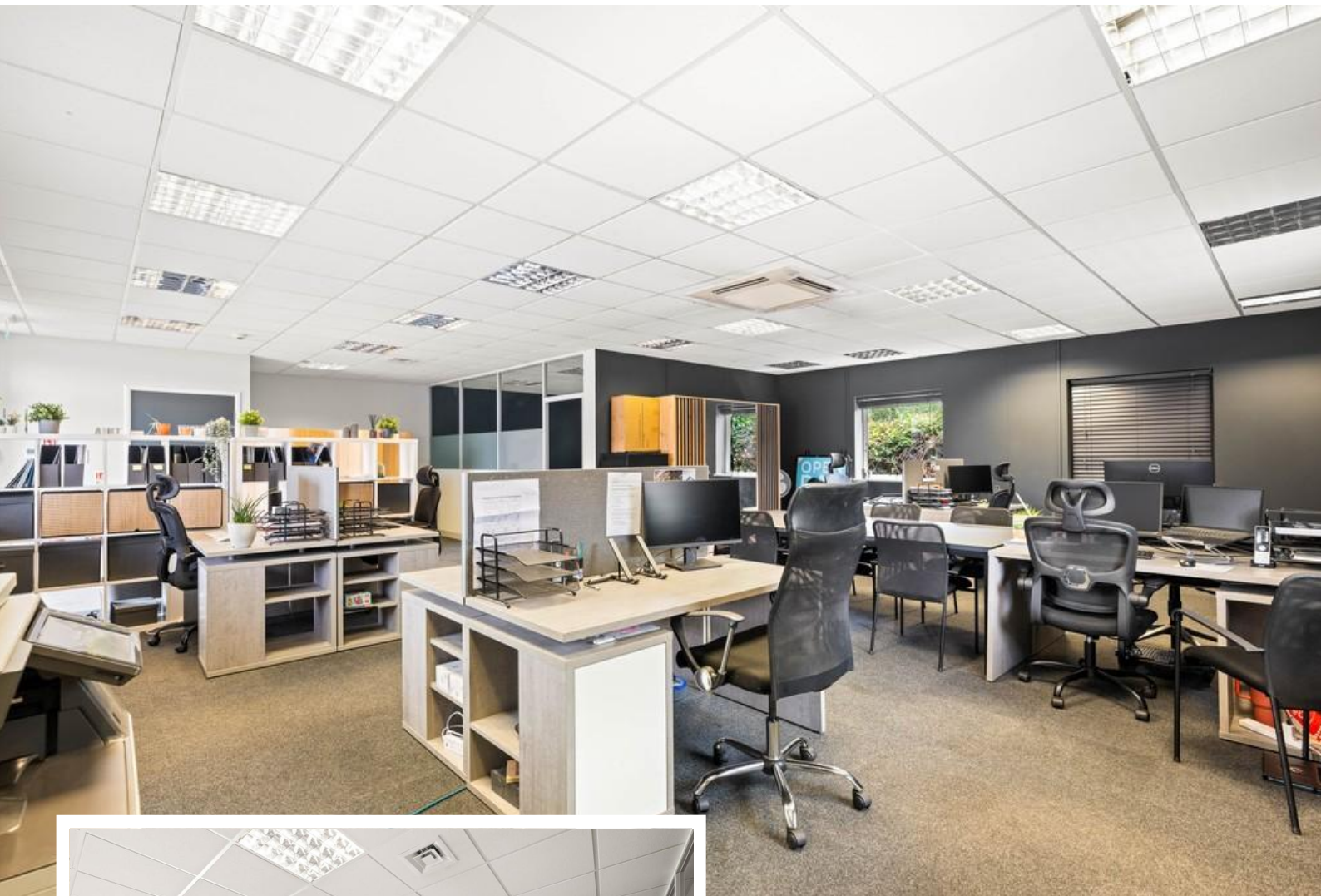
**Unit C3 The Point, Weaver Road, Lincoln, LN6 3QN**

**Rent £10,800 Per Annum**  
**Single-Storey Office Suite with Parking**

The Point is a modern high-quality office park and this well-presented property offers an attractive open-plan office environment, together with a meeting room, kitchen and WC staff facilities. The property extends to 93.5 sq.m (1,006 sq.ft) and benefits internally from high quality finishes including air-conditioning for heating and cooling. Externally, the property benefits from four vehicle parking spaces to the side.



## Unit C3 The Point, Weaver Road, Lincoln, LN6 3QN



### LOCATION

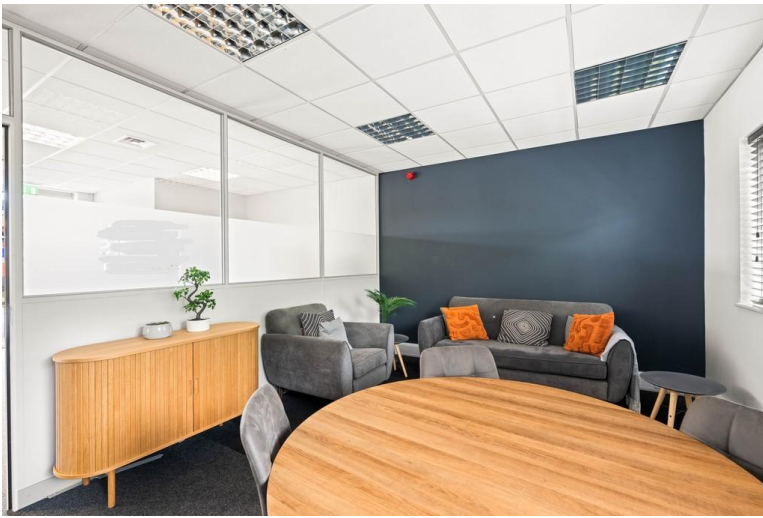
The Point is located on Weaver Road, directly off Kingsley Road within an established modern business park district, with close access via Whisby Road to the A46 Bypass and situated approximately three miles south-west of Lincoln City Centre.

### DESCRIPTION

The Point is a modern high-quality office park and this well-presented property offers an attractive open-plan office environment, together with a meeting room, kitchen and WC staff facilities. The property extends to 93.5 sq.m (1,006 sq.ft) and benefits internally from high quality finishes including air-conditioning for heating and cooling. Externally, the property benefits from four vehicle parking spaces to the side.

### ACCOMMODATION

The well-presented accommodation comprises a reception area with disabled access compliant WC and kitchen area off, a generously proportioned open-plan office and a separately partitioned office/meeting room, having the benefit of perimeter trunking, suspended ceiling lighting and air-conditioning throughout.



## SERVICES

Mains water, electricity and drainage are connected with air-conditioning installed serving heating and cooling.

## EPC Rating - B

## TENANCY INFORMATION & FEES

The property is available to let under the terms of a new Lease for a term of years to be agreed, on a Full Repairing & Insuring basis at a rent of £10,800 per annum. The ingoing Tenant will be responsible for a referencing fee of £120 inc VAT (per named person on the Lease) and in addition, the reasonable legal costs associated with preparing the Lease documentation.

A deposit will also be payable.

## SERVICE CHARGE

A Service Charge is levied to contribute towards external landscaping and maintenance of the estate roads. Further details are available on request.

## BUSINESS RATES

Rateable Value - £10,250

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

To be confirmed.

## VIEWINGS

By prior appointment through Mundys.

## 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.

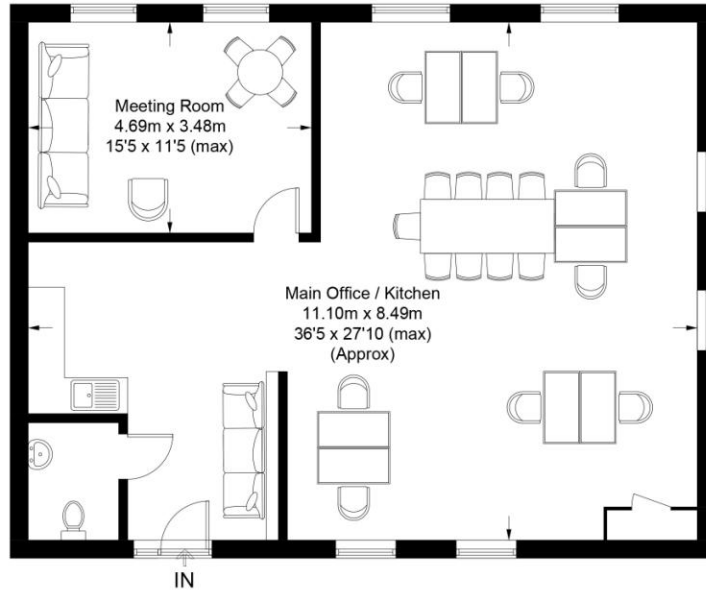
## GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys 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:

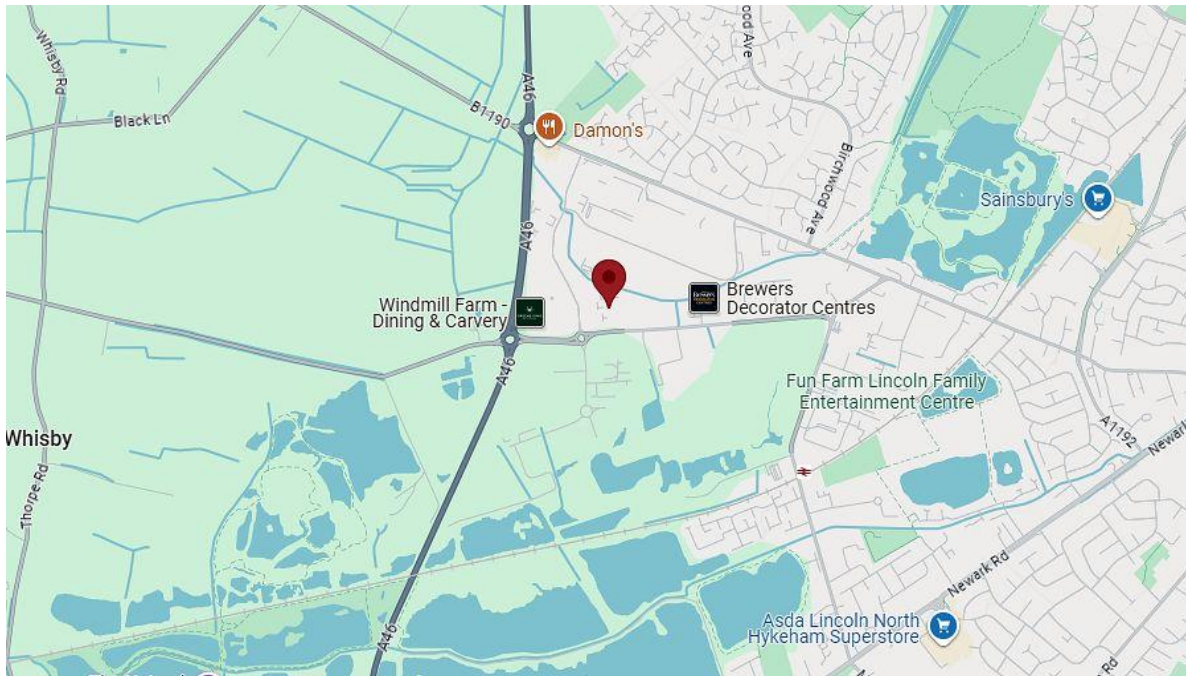
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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 353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

## Unit C3, The Point



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1121559)



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 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.

