

To Let

Open Plan Office Suites

2,289 - 9,991 sq ft  
(197.4 – 813.8 sq m)

Quoting Rent

£8 Per Sq Ft

The available suites are located on the first floor and provide the following Net Internal Areas:

Unit 11: 3,167 sq ft

Unit 12: 2,289 sq ft

Unit 13: 2,478 sq ft

Unit 14: 9,991 sq ft

Unit 16: 7,689 sq ft

**Total: 25,614 sq ft**

## Witham Park House, Waterside South, Lincoln, LN5 7JN

Open plan office suites in a Victorian former factory building.

Riverside setting with ample parking, close to Lincoln City Centre and to the A15 Lincoln Eastern Bypass. Available on flexible terms.

### Highlights

- Open plan suites
- Male, Female and Disabled WC facilities
- Shower facilities
- Kitchen facilities
- Meeting rooms
- 8-person passenger lift
- Extensive car parking
- Available on flexible terms

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## Location

Witham Park House is located with walking distance of Lincoln City Centre to the east and is easily accessible by car from the A15 Lincoln Eastern Bypass.

## Description

The property comprises a two storey, Victorian, former factory which has been converted to provide open plan office suites ranging from 2,125 – 4,394 sq ft.

Each of the available suites includes meeting rooms, kitchen facilities and male/female WCs with disabled WCs and shower facilities located within the common areas. The majority feature suspended ceilings, air conditioning, cat. II fluorescent lighting and raised access floors or perimeter trunking. All suites provide ample parking allocations.

## Accommodation

We understand that the property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition) and provides the following Net Internal Areas:

Unit	Area (m <sup>2</sup> )	Area (sq ft)
Unit 11	294.2	3,167
Unit 12	212.7	2,289
Unit 13	230.2	2,478
Unit 14	928.2	9,991
Unit 16	714.3	7,689

## Quoting Rent

The quoting rent is £8 per sq ft.

## Business Rates and EPC

Unit	Estimated Annual Rates Liability	EPC rating
Unit 11	£12,225.50	D (Units 11-13)
Unit 12	£10,978	D (Units 11-13)
Unit 13	£10,728.50	D (Units 11-13)
Unit 14	£31,232	D
Unit 16	£24,825.25	D

Please ensure you make your own enquiries with the Local Authority.

## Contacts

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