



## WELL LOCATED OFFICE PREMISES

19 SIXFIELD CLOSE, LINCOLN LN6 0EJ

- Total NIA approx 924 Sq. ft (85.8 Sq. M)
- New effective full repairing and insuring lease available for a minimum term of 3 years.
- A46 bypass just 1.7 miles to North West.
- Potential for alternative uses (subject to planning consent)

**£9,000 P.A.X. LEASEHOLD / 924ft<sup>2</sup> (85.8 m<sup>2</sup>)**

**William Gaunt**

Brown&Co

M: 07919 694235

T: 01522 504322

E: [william.gaunt@brown-co.com](mailto:william.gaunt@brown-co.com)

Lincoln

5 Oakwood Road, Doddington Road, Lincoln, LN6 3LH  
T 01522 457800 | E [lincoln@brown-co.com](mailto:lincoln@brown-co.com)

**BROWN & CO** JH Walter

## LOCATION

Lincoln is a Cathedral and University City with an urban population of approximately 130,000 people as of the 2011 Census. The City is located approximately 33 miles North East of the City of Nottingham, 41 miles South East of the City of Sheffield and 48 miles North of the City of Peterborough.

19 Sixfield Close is situated around 2.5 miles to the South of the City Centre just off the B1378. The B1378 leads directly onto the A46 bypass which is just 1.7 to the North West and also connects with Tritton Road providing quick access into the City Centre.

## DESCRIPTION

19 Sixfield Close is a end-terraced office space spread over two floors. Internally the ground floor is currently divided to create two offices but could be made open-plan if required and WC's with disabled provision. The first floor is split into three offices and a kitchen.

Externally there are 5 parking spaces of which are designated to No. 19. We have been advised that the ground floor windows and doors will be replaced prior to a new tenant taking occupation.

## ACCOMODATION

The Office has been measured on a Net Internal Area basis.

19 Sixfield Close Description	m2	Sq.ft
Ground Floor - Offices	40.2	432
Ground Floor - WC's	-	-
First Floor - Offices	35.1	378
First Floor - Kitchen	7.1	81
Total NIA	85.8	924

## SERVICES

We understand that the Office is connected to main, electricity, water and drainage. We have not carried out any test on any of the services or appliances present at the property and potential tenants should arrange for their own tests to ensure that any services are adequate and in good working order prior to committing to take a new lease in respect of the property.

## TOWN AND COUNTRY PLANNING

The property has historically been used as Offices and as such has an established use now falling under Use Class E.

For further information in respect of planning related matters, prospective tenants should contact Lincoln City Council Tel: 01522 881188.

## BUSINESS RATES

Presently, NO's 17&19 Sixfield Close are assessed together under the 2023 Rating List as Offices & Premises with a Rateable Value of £11,000.

For further information in respect of the level of Business Rates payable and any reliefs available, prospective tenants should contact Lincoln City Council Tel: 01522 881188.

## LEASE TERMS

A new effective internal repairing and insuring lease is available for a minimum term of 3 years.

## RENTAL TERMS

The property is available at a rent of £9,000 per annum.

## EPC

An EPC has been ordered and will be provided to the ingoing tenant prior to occupation.

## VAT

We understand that VAT is to be charged.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of any letting negotiated.

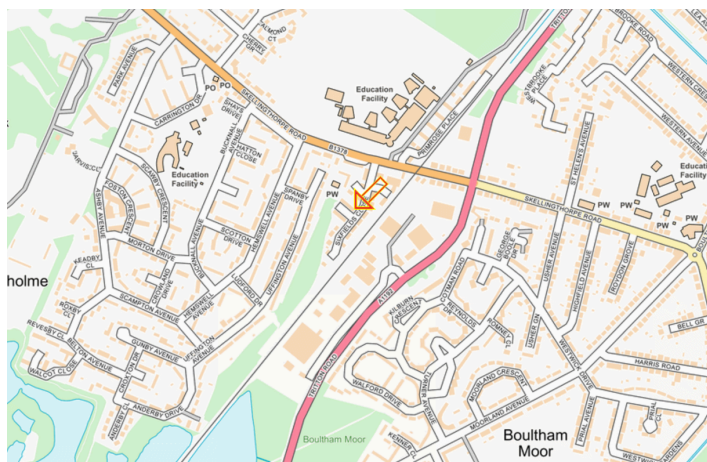
## VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

## AGENT

5 Oakwood Road  
Lincoln  
LN6 3LH

William Gaunt  
01522 504322  
07919 694235  
william.gaunt@brown-co.com



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## Lincoln

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T 01522 457800 | E lincoln@brown-co.com

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