



DETACHED OFFICE TO LET
10 Pioneer Way, Doddington Road, Lincoln LN6 3DH

BROWN & CO JH Walter



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The property comprises a modern, detached three storey office building. Internally the Ground Floor comprises a kitchen, store/plant room, 2 WC's with the office space having been divided to create 2 meeting rooms, office and a store. The First Floor has a WC, shower room, store, kitchen and the office space having been divided to create 5 private offices and a waiting/lobby area. The Second Floor has 2 WC's, store, kitchen with the office space being open plan. Each floor benefits from air conditioning and electric heating, suspended ceilings, carpeted flooring, telephone entry system, lift, and double-glazed windows.

Externally the building benefits from security fencing to the rear, a bike rack and 19 parking spaces, to include two disabled parking spaces.

£35,000 P.A.X. LEASEHOLD | 2,885 ft² (268m²)



LOCATION

Pioneer Way is located just off Doddington Road towards the South Western side of Lincoln, having good access to the A46 bypass and City centre. Lincoln is a Cathedral City with an urban population of approximately 130,200 (2011 Census). The City is located approximately 33 miles North East of Nottingham, 41 miles South East of Sheffield and 48 miles North of Peterborough.

ACCOMODATION

The property has been measured on Net Internal Area Basis and comprises as follows.

Description	m2	ft2
Ground Floor - Office Space	84.9	914
Ground Floor - Kitchen	3.7	40
Ground Floor - 2 x WC's	-	-
First Floor - Office Space	85.8	924
First Floor - Kitchen	3.7	40
First Floor - WC & Shower Room	-	-
Second Floor - Office Space	86.2	927
Second Floor - Kitchen	3.7	40
Second Floor - 2 x WC's	-	-
TOTAL NIA	 268.0	 2,885

SERVICES

We understand that the property is connected to mains electricity, water and drainage. We have not carried out any tests 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 a letting.

TOWN AND COUNTRY PLANNING

The property has previously 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 North Kesteven District Council on 01529 414155.

BUSINESS RATES

The premises has the following assessment under the 2023 Rating List:-

Description:	Office & Premises
Rateable Value:	£26,750

We suggest that interested parties contact North Kesteven District Council on 01529 414155 for further information.

EPC

The property has an EPC rating of B39.

VAT

We understand that the property is elected for VAT.

LEASE TERMS

A new effective full repairing and insuring lease is available for a term to be negotiated.

RENTAL TERMS

The property is available at a rent of £35,000 per annum exclusive of VAT.

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 the Sole Letting Agents:

William Gaunt	James Cameron
01522 504322	01522 457172
07919 694235	07768 465753
william.gaunt@brown-co.com	james.cameron@brown-co.com



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