



**Cromwell House, Tritton Road, Lincoln, Lincolnshire LN6 7YT**

## Offices

- ▶ **7,833 - 15,727 sq ft (728 - 1,461 sq m)**
- ▶ **Detached modern building**
- ▶ **Ample car parking**
- ▶ **Close to a range of amenities**

For enquiries and viewings please contact:



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## Location

The property is located at the heart of City Office Park on Crusader Road off Tritton Road, about 1-1/2 miles south west of Lincoln City Centre. The office park is surrounded by a range of shopping and leisure amenities.

The location also provides ease of access to the Lincoln bypass which in turn leads to the A46 dual carriageway and the A1 thereafter.

## Description

The property comprises a modern detached two storey office building providing largely open plan suites over ground and first floor together with associated staff and WC facilities, lift and stair access. Internal finishes include carpeted floors, painted plastered walls, suspended ceilings incorporating inset lighting, perimeter trunking and gas central heating served radiators. Externally, the property is allocated 59 car parking spaces.

## Accommodation

	Sq M	Sq Ft
Ground Floor	727.7	7,833
First Floor	733.4	7,894
<b>Total</b>	<b>1,461</b>	<b>15,727</b>

The property is available on a floor by floor or whole building basis.

Measurements are quoted on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th Edition.

## Services

We understand that mains supplies of gas, water, electricity and drainage are available and connected to the property. Interested parties are advised to make their own investigations to the service providers.

## Planning

We are advised by the Local Planning Authority that the property has consent for uses falling within Class B1 (Office) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

## Tenure

The property is available on a leasehold basis.

Consideration may also be given to a sale of the freehold. Further details are available from the agents.

## Business Rates

Authority: City of Lincoln Council  
Description: Offices and Premises  
Rateable value: £158,000  
UBR: 0.479  
Period: 2017-18

Multiplying the Rateable Value figure with the UBR multiple gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Price/Rent

Freehold - Offers in excess of £1.5m  
Leasehold - £148,000 pa for the whole

## Service Charge

The property forms part of a privately owned business park and therefore a service charge is payable by all occupiers to cover the upkeep and maintenance of the whole building or potentially sub-lease of part only.

## VAT

VAT is applicable in addition to the rent.

## Legal Costs

The incoming tenant is to be responsible for both parties legal costs incurred in documenting.

## EPC

The premises has an EPC assessment of B-48.

## Viewings

Viewings are by appointment with Craig Straw, Innes England Tel: 0115 924 3243 or our joint agent William Wall, Banks Long & Co Tel: 01522 544515.

## Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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