

# BANKS LONG&Co

OLYMPIC HOUSE, DODDINGTON ROAD, LINCOLN, LN6 3SE

- Notable incentives available
- Modern offices
- 535 sq m (5,737 sq ft) to 1,149 sq m (12,363 sq ft)

- Prominent position
- Ample car parking spaces
- Quick access to the A46 bypass
- TO LET











The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identify and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessess and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO for has any authority to make or give any representation or overantly whatever in relation to property.

#### LOCATION

The property occupies a prominent position fronting Doddington Road within the South West Quarter Business District, widely regarded as Lincoln's premier commercial land business location. It is situated 3½ miles south west of Lincoln city centre.

The A46 dual carriageway is situated less than 100 metres west of the property and is one of the principal arterial and commuter routes into Lincoln city centre and provides easy access to the A1 and national motorway network.

## **PROPERTY**

Olympic House provides one of the highest quality office specifications in the Lincoln market. The elevations are clad with a combination of metal sheet panels and curtain wall glazing providing floor to ceiling aspects. There is an impressive entrance atrium and the property also benefits from DDA access.

The ground and first floor suites benefit from raised floors, suspended ceilings with LG3 compliant lighting and heating/comfort cooling. Stair, lift, WCs and shower facilities are provided within the common parts.

The ground floor suite benefits from 20 car parking spaces with 27 allocated to the first floor.

## **EPC Rating: C63**

#### **ACCOMMODATION**

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that the building has the following floor area:

Total NIA: 1,149 sq m (12,363 sq ft)

#### **SERVICES**

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

## TOWN AND COUNTRY PLANNING

We understand that the premises hold appropriate consent for office related uses under Class B1 of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations to the Local Planning Authority.

#### **RATES**

Charging Authority:City of Lincoln CouncilDescription:Offices and PremisesRateable value:Ground Floor - £69,500

First Floor - £78,500

**UBR:** 0.504 **Period:** 2019-2020

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

## **TENURE**

The offices are available **to let** as a whole or individual suites by way of a new effectively Full Repairing and Insuring lease for a term of years to be agreed.

## **RENT**

## From £57.370 per annum exclusive

#### SERVICE CHARGE

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts. Buildings insurance will be charged in addition.

## VAT

VAT may be charged in addition to the rent at the prevailing rate.

## **LEGAL COSTS**

The ingoing tenant is to be responsible for both parties' reasonable costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the joint sole agents.

Contact: James Hall
T: 01522 544515
E: james.hall@bankslong.com

Ref. 6128/2018/I/19C

Or: Cushman Wakefield T: 0121 6977290