

KINGSLEY OFFICE PARK

Buildings 1 & 3, Runcorn Road, Lincoln, LN6 3TA

[Home](#)[Description](#)[Specification](#)[Site Plan](#)[Aerial](#)[Location](#)[Gallery](#)[Terms](#)[Enquiries](#)

OFFICES TO LET

Building 1 - First Floor - 2,121 sqft (197 sqm)

Building 3 - First Floor - 2,599 sqft (238 sqm)



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[Home](#)[Description](#)[Specification](#)[Site Plan](#)[Aerial](#)[Location](#)[Gallery](#)[Terms](#)[Enquiries](#)

Description

Both available units comprise of first floor office accommodation and are of a high specification construction complete with feature entrance, landscaping and infrastructure.

The premises comprise a modern detached pavilion style office building situated on a well established office park.

Other occupiers on the estate include Cool Milk, Lincolnshire Road Car Company Ltd and Leidos Innovations UK Ltd.



[Building 1](#)[Building 3](#)

Building 1

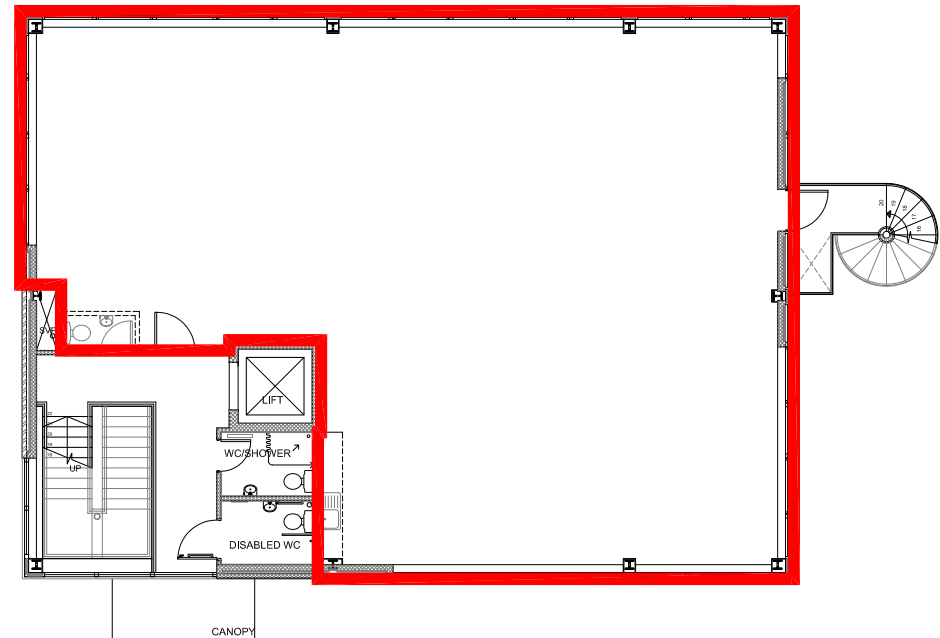
Includes

- Solid concrete floors
- VRF cooling & heating
- Suspended ceilings with integral lighting
- Perimeter trunking for power and data
- 6 car parking spaces

Floor Areas

Building 1 - First Floor

2,121 sqft (197 sqm)



Building 3

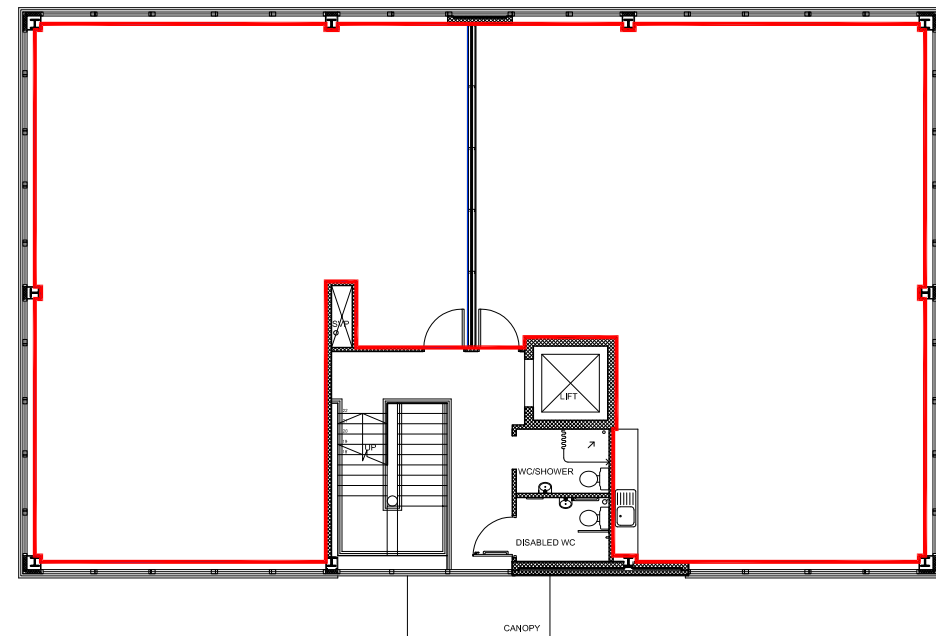
Includes

- Solid concrete floors
- VRF cooling & heating
- Suspended ceilings with integral lighting
- Perimeter trunking for power and data
- 9 car parking spaces

Floor Areas

Building 3 - First Floor

2,599 sqft (238 sqm)



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[Home](#)

[Description](#)

[Specification](#)

[Site Plan](#)

[Aerial](#)

[Location](#)

[Gallery](#)

[Terms](#)

[Enquiries](#)

Site Plan



KINGSLEY OFFICE PARK

Buildings 1 & 3, Runcorn Road, Lincoln, LN6 3TA

[Home](#)

[Description](#)

[Specification](#)

[Site Plan](#)

[Aerial](#)

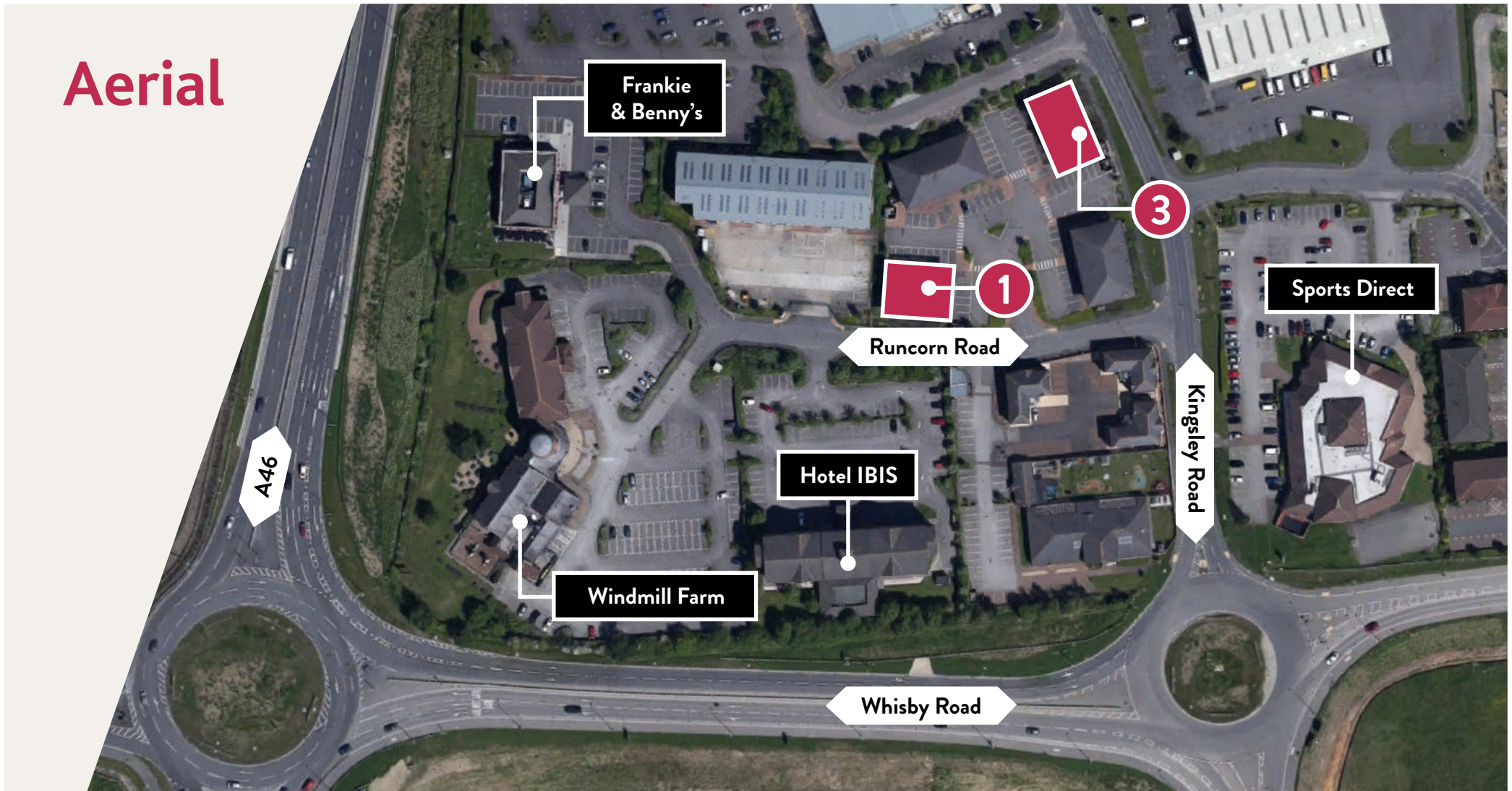
[Location](#)

[Gallery](#)

[Terms](#)

[Enquiries](#)

Aerial



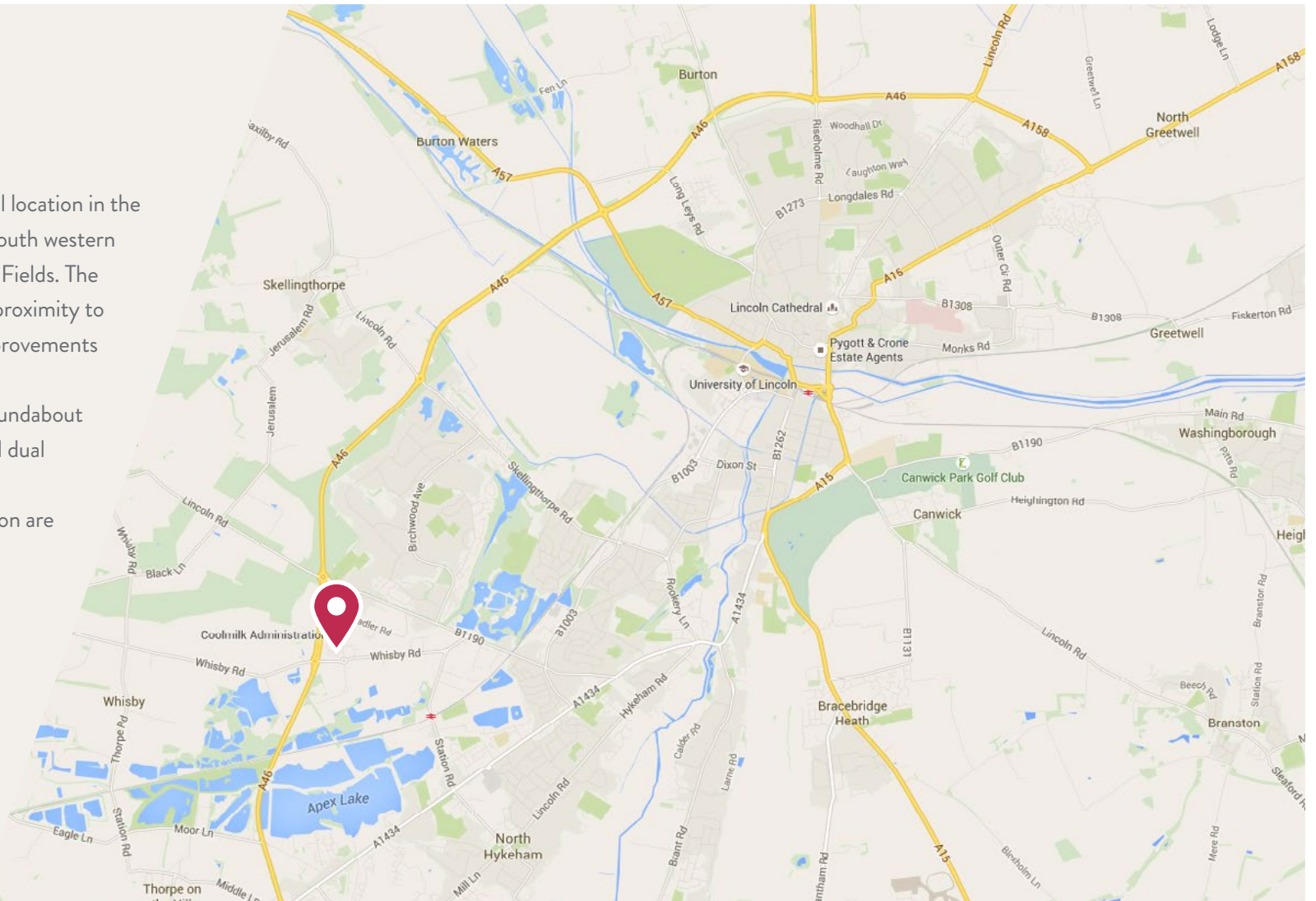
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[Home](#)[Description](#)[Specification](#)[Site Plan](#)[Aerial](#)[Location](#)[Gallery](#)[Terms](#)[Enquiries](#)

Location

Kingsley Business Park enjoys an ideal location in the heart of the business district on the south western outskirts of Lincoln known as Lincoln Fields. The business park benefits from its close proximity to the A46 bypass. Recent highway improvements have been carried out to enhance the prominent location which includes roundabout access to the A46 along with a partial dual carriageway upgrade. The A1 and the GNER mainline to Kings Cross London are 20 minutes drive away.



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[Home](#)[Description](#)[Specification](#)[Site Plan](#)[Aerial](#)[Location](#)[Gallery](#)[Terms](#)[Enquiries](#)

Gallery



KINGSLEY OFFICE PARK

Buildings 1 & 3, Runcorn Road, Lincoln, LN6 3TA

[Home](#)

[Description](#)

[Specification](#)

[Site Plan](#)

[Aerial](#)

[Location](#)

[Gallery](#)

[Terms](#)

[Enquiries](#)

Gallery



KINGSLEY OFFICE PARK

Buildings 1 & 3, Runcorn Road, Lincoln, LN6 3TA

[Home](#)

[Description](#)

[Specification](#)

[Site Plan](#)

[Aerial](#)

[Location](#)

[Gallery](#)

[Terms](#)

[Enquiries](#)

Gallery



KINGSLEY OFFICE PARK

Buildings 1 & 3, Runcorn Road, Lincoln, LN6 3TA

[Home](#)

[Description](#)

[Specification](#)

[Site Plan](#)

[Aerial](#)

[Location](#)

[Gallery](#)

[Terms](#)

[Enquiries](#)

Gallery



KINGSLEY OFFICE PARK

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[Home](#)[Description](#)[Specification](#)[Site Plan](#)[Aerial](#)[Location](#)[Gallery](#)[Terms](#)[Enquiries](#)

Terms

The accommodation is available as a whole or in individual suites by way of a full repairing and insuring lease for a term of years to be agreed.

Legal Costs

Each party to bear their own legal costs.

VAT

Prices, outgoings and rentals where quoted are exclusive of but may be liable to VAT at the prevailing rate.

EPC

Building 1 FF - C 61

Building 3 FF - C 66

Prices

Rents – Upon application.



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[Home](#)[Description](#)[Specification](#)[Site Plan](#)[Aerial](#)[Location](#)[Gallery](#)[Terms](#)[Enquiries](#)

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Managed by:



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