

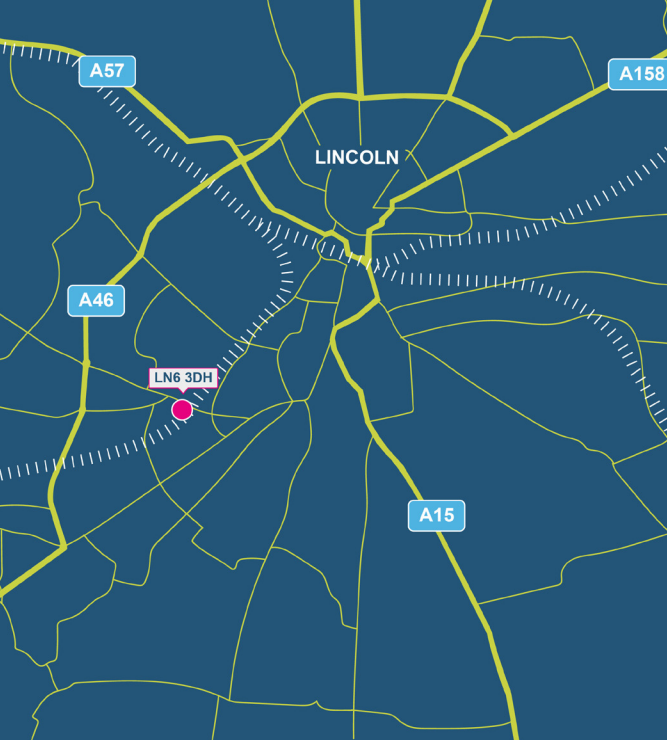


# BANKS LONG&Co

2 PIONEER WAY, DODDINGTON ROAD, LINCOLN  
LN6 3DH

- Modern offices
- Prominent position
- 219 sq m (2,356 sq ft)
- 8 car parking spaces
- Ideal for expanding local businesses
- 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 identity 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 lessees 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 has any authority to make or give any representation or warranty whatever in relation to this property.

## LOCATION

The building occupies a prominent position fronting Doddington Road at the junction with Pioneer Way. The location to the south west of the City provides quick access to the A46 Bypass, which in turn leads to Newark-on-Trent and the A1.

## PROPERTY

The property comprises a semi-detached self-contained office building that would be ideal for an expanding local business.

The premises provide a reception, offices, kitchen, server room and WCs over ground and first floors.

The specification incorporates carpeted floors, painted plastered walls, suspended ceilings with recessed lighting and air conditioning in part. There is gas central heating and perimeter data trunking.

There are 8 allocated car parking spaces.

## EPC Rating - B46

## ACCOMMODATION

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that it provides the following floor areas:

Ground floor	114 sq m	(1,225 sq ft)
First floor	105 sq m	(1,131 sq ft)
<b>Total NIA:</b>	<b>219 sq m</b>	<b>(2,356 sq ft)</b>

## SERVICES

We understand that water, drainage, electricity and gas are available and connected. Interested parties are therefore encouraged to make their own enquiries with the relevant service providers.

## TOWN AND COUNTRY PLANNING

We are advised by the Local Planning Authority that the property has established consent falling within Classes B1 (Offices) 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 Council  
**Description:** Offices and Premises  
**Rateable value:** £29,750  
**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 premises are available **To Let** by way of a new Full Repairing and Insuring lease for a term to be agreed.

## RENT

**£30,000 per annum exclusive**

## SERVICE CHARGE

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

## VAT

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

## LEGAL COSTS

Each party will be responsible for their own legal fees involved.

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

**Contact:** Harry Hodgkinson  
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**Ref.** 5115/2019D