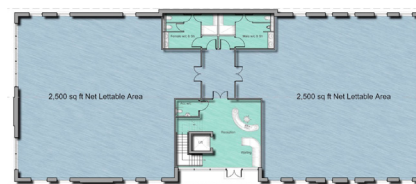
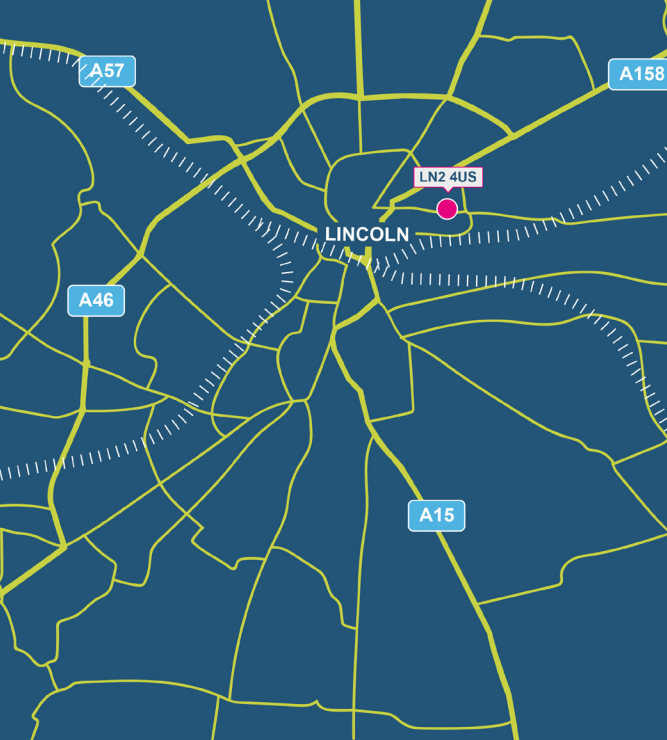




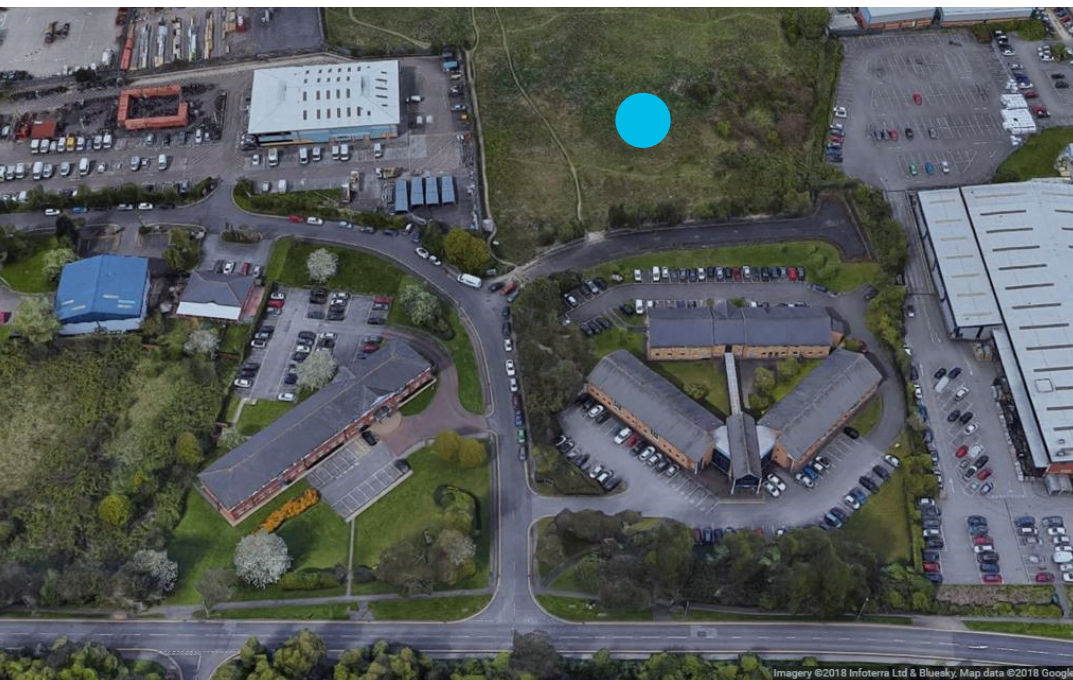
BANKS LONG&Co

LIME COURT OFFICE PARK, LIME KILN WAY,
LINCOLN, LN2 4US

- New Business Park
- 232 sq m (2,500 sq ft) to 1,394 sq m (15,000 sq ft)
- High quality landscaped environment
- Quick access to the A46 Lincoln Bypass and the City Centre
- Close to Lincoln County Hospital
- **TO LET / MAY SELL**



Ground Floor Layout Plan



Imagery ©2018 Infoterra Ltd & Bluekey; Map data ©2018 Google

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 development is situated fronting Lime Kiln Way just off Greetwell Road close to its junction with the busy Outer Circle Road. The position to the east of Lincoln City Centre provides quick access to the A46 Bypass, which is in the process of being extended.

The A46 provides links to major routes in and out of Lincoln including Newark/A1 (18 miles south west) and Scunthorpe/M180 (27 miles north). The property is neighboured by Education Business Partnership HQ at Welton House and the Greetwell Place serviced office facility. It is also close to Lincoln County Hospital.

PROPERTY

The development will comprise a range of detached 3 storey office buildings finished with high quality brick and glazed elevations and further double glazed powder coated aluminium framed window and door fittings. The interior of the buildings will be finished to a Grade A standard incorporating carpeted floors, painted plastered walls, suspended ceilings incorporating inset lighting and air conditioning.

Externally, the buildings will be allocated an appropriate number of car parking spaces with common areas including complementary landscaping that will provide a uniform business park environment.

ACCOMMODATION

Architect's drawings suggest that offices could be made in the following sizes :

**232 sq m (2,500 sq ft) to
1,394 sq m (15,000 sq ft)**

SERVICES

Main supplies of water, drainage and electricity are to be made available and connected to the buildings. Interested parties are advised to make their own investigations to the utility service providers.

TOWN AND COUNTRY PLANNING

We have been advised by the Local Planning Authority that the site is allocated for employment purposes with an anticipation of planning consent for uses falling within Class B1 (Office) of the Town & 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: To be assessed
Rateable value: To be assessed
UBR: 0.493
Period: 2018-2019

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 accommodation will be made available **To Let** on terms to be agreed. Alternatively, our clients may consider offering the buildings **For Sale**.

RENT/PRICE

Terms are available on application

SERVICE CHARGE

A service charge maybe levied to cover the upkeep and maintenance of any common parts of the development. Buildings Insurance will be charged in addition.

VAT

VAT may be charged in addition to the rent/sale price.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

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

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E : harry.hodgkinson@bankslong.com
Ref. 8642/2018

Or our joint agents:
Contact: Michael Shield
T: 0114 257 1000
E: michael.shield@shieldgroup.uk.com