

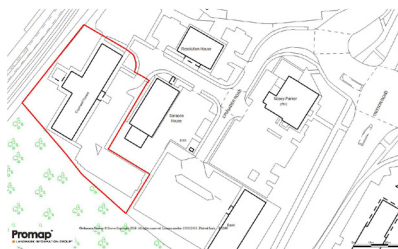
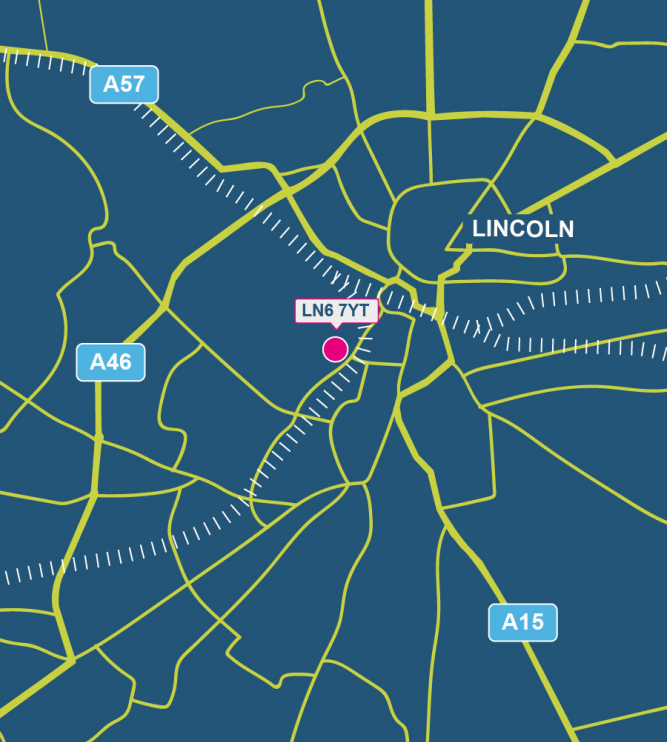


# BANKS LONG & Co

CROMWELL HOUSE, TRITTON ROAD,  
LINCOLN, LN6 7YT

- Detached modern building
- 728 sq m (7,833 sq ft) to 1,461 sq m (15,727 sq ft)
- Ample car parking
- Close to a range of amenities
- Mixture of open plan and private rooms
- **FOR SALE / TO LET**





## LOCATION

The property is located at the heart of City Office Park on Crusader Road off Tritton Road, about 1½ 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.

## PROPERTY

The property comprises a modern detached two storey office building providing open plan and private rooms over ground and first floors 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

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

Ground floor	728 sq m	(7,833 sq ft)
First floor	733 sq m	(7,894 sq ft)
<b>Total NIA:</b>	<b>1,461 sq m</b>	<b>(15,727 sq ft)</b>

## 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 utility service providers.

## TOWN AND COUNTRY PLANNING

We understand that the property has consent for uses falling within Class B1 (Office) 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:** £158,000  
**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

Our clients hold a Full Repairing and Insuring lease incorporating a tenant break clause in 2021. The premises are available by way of an assignment/sub-lease of the whole building or potentially sub-lease of part only.

We understand that the owners may consider a longer term direct lease.

Alternatively, it may be possible to purchase the freehold of the property subject to a surrender of the existing lease therefore granting vacant possession.

## RENT / PRICE

**Rent: £148,000 per annum exclusive** for the whole  
**Price: OIEO £1,500,000**

## 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, maintenance and repair of common areas. Buildings Insurance will be charged in addition.

## VAT

VAT is applicable.

## 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.

**Contact:** William Wall  
**T :** 01522 544515  
**E :** william.wall@bankslong.com  
**Ref.** 8738/2018

**Or our Joint Agents:**  
 Innes England  
**T :** 0115 924 3243