

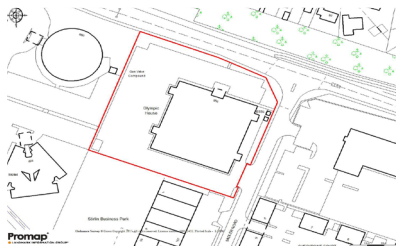
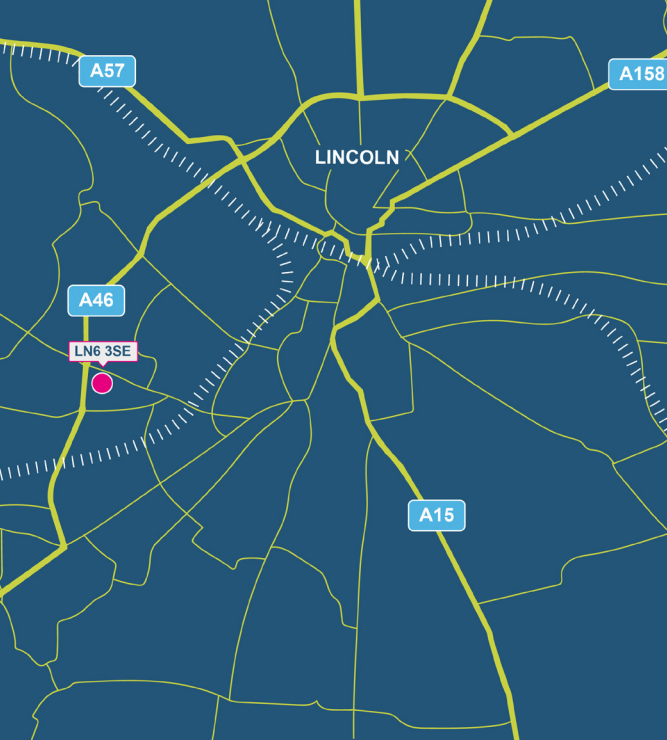


# BANKS LONG&Co

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**





## LOCATION

The property occupies a prominent position fronting Duddington 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:

Ground Floor Suite	535 sq m	(5,737 sq ft)
First Floor Suite	614 sq m	(6,626 sq ft)

**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 Council  
**Description:** Offices and Premises  
**Rateable value:** Ground Floor - £69,500  
 First Floor - £78,500  
**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 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:** Harry Hodgkinson  
**T:** 01522 544515  
**E:** harry.hodgkinson@bankslong.com  
**Ref.** 6128/2018

**Or:** Cushman Wakefield  
**T:** 0121 6977290