



First Floor, Building 3, Kingsley Office Park, Runcorn Road, Lincoln, LN6 3TA

Pygott & Crone

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- First Floor Offices
- 1,270 sq ft (117 sq m)
- To Rent £10.95 per sq ft
- Great Location near to A46 bypass
- EPC Rating C:66

£13,906 per annum

Pygott & Crone
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Lincoln
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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. The A1 and the GNER mainline to Kings Cross London are 20 minutes' drive away.

DESCRIPTION - The available space comprises first floor office accommodation and is of a high specification construction complete with feature entrance, landscaping and infrastructure.

SPECIFICATION - Includes:

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

TERMS - The office is to rent by way of sub lease at £10.95 per sq ft. Any sub lease must coincide with the terms of the head lease.

LEGAL COSTS - Each party to bear their own legal costs.

VAT - Rent is exclusive of, but may be liable to VAT at the prevailing rate.

EPC - The property has an Energy Performance rating of: C:66. The full EPC and Recommendation Report are available upon request.

SERVICES - Mains electricity, water, drainage and gas are connected to the property; however all prospective purchasers are advised to check upon the adequacy of these supplies for their own purposes.

VIEWING - Viewing is strictly by appointment with the sole agents:

Pygott & Crone, 36a Silver Street, Lincoln, LN2 1EW
Tel: 01522 536777

Contact: Jamie Thorpe / Jasper Caudwell / William Downing

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