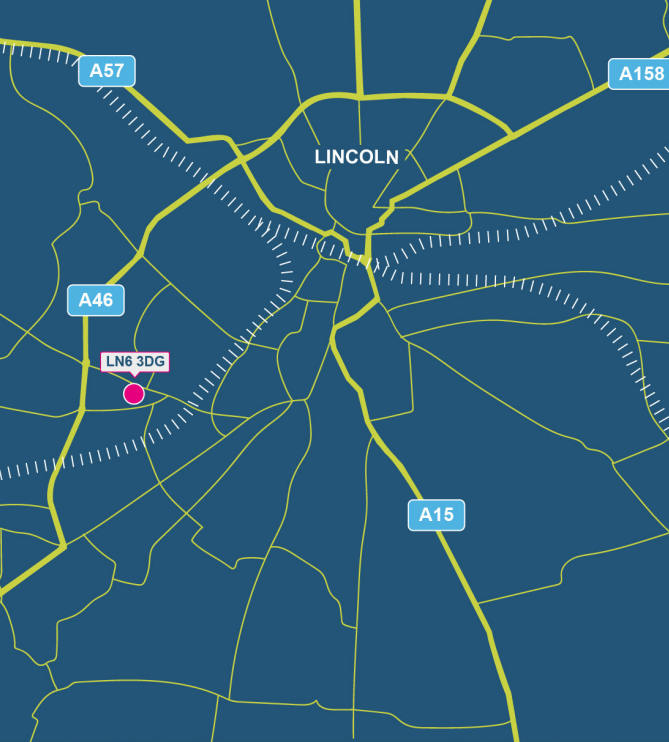




BANKS LONG & Co

NOBLE HOUSE, WHISBY ROAD, LINCOLN, LN6 3DG

- Striking HQ style building
- 1,892 sq m (20,380 sq ft)
- Modern open plan fit out
- Prominent corner position
- Ample parking
- Quick access to the A46 bypass
- **TO LET (MAY SELL)**



LOCATION

The building is positioned at the junction of Whisby Road and Whisby Way in the south west business quarter of Lincoln. The location is under one mile from the A46 Lincoln bypass with surrounding occupiers including Siemens PLC and a soon to be completed Jaguar Land Rover motor dealership.

PROPERTY

Noble House is a purpose built exhibition centre that utilised the frame of an original warehouse to provide a two storey facility offering showroom, display, call centre, conference, meeting and ancillary staff/wc facilities over ground and first floor levels. There is lift access and air conditioning. The accommodation is finished with painted plastered walls, carpet tiled floors and suspending ceilings incorporating inset and suspending lighting. The building is allocated 65 car parking spaces.

EPC Rating: C70

ACCOMMODATION

Having measured the building in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it has the following floor area:

Total NIA: 1,892 sq m (20,380 sq ft)

SERVICES

We understand that mains supplies of electricity, water 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 premises hold consent for office based uses within Class B1 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: North Kesteven District Council
Description: Offices and Premises
Rateable value: To be separately assessed
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 by way of a new sub lease for a term of years to be agreed to expire no later than 29th June 2023. Alternatively, we understand that the owners of the building may consider a longer term direct lease, subject to status.

We also believe that there may be opportunity to purchase the Freehold interest with terms to be confirmed.

RENT/PRICE

£200,000 per annum exclusive

Price available on application

SERVICE CHARGE

A service charge may be levied to cover the upkeep maintenance and repair of any common parts. Details available upon request.

VAT

VAT may be charged in addition to the rent/price at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

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. 3971/2018/19j

Or our Joint Agents
 Lambert Smith Hampton
T : 01522 698888