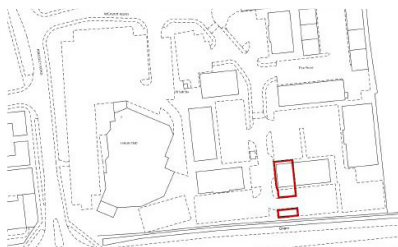
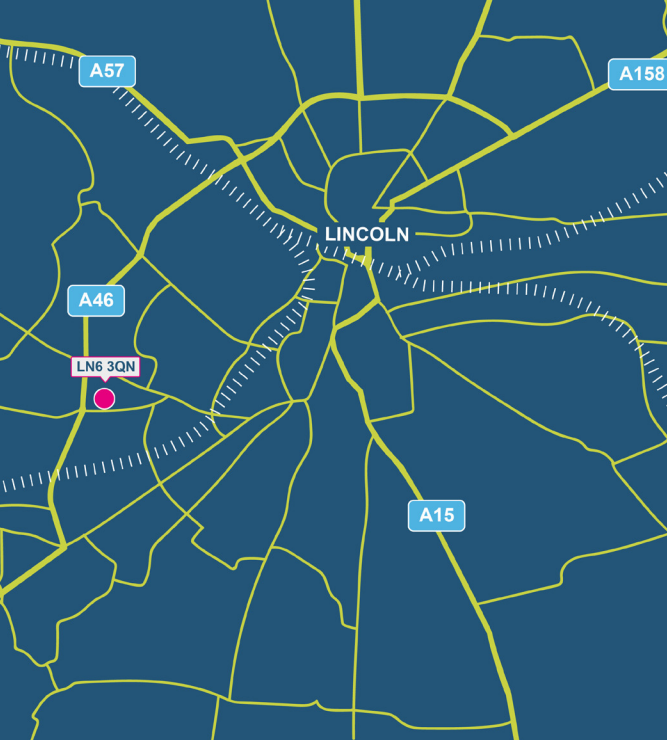




# BANKS LONG&Co

UNIT J1, THE POINT, WEAVER ROAD, LINCOLN,  
LN6 3QN

- Prominent offices
- 170 sq m (1,800 sq ft)
- Opposite Teal Park
- Allocated car parking
- **FOR SALE**



## LOCATION

The property is located fronting Whisby Road at the heart of The Point Business Park in an established office position within the South West Business Quarter of Lincoln.

The business park is 6 miles south west of Lincoln city centre only 1/2 a mile from the Lincoln Bypass, which in turn leads to the A46 dual carriageway and the A1 thereafter.

## PROPERTY

The property comprises a modern two storey office building providing accommodation over ground and first floors with associated staff and WC facilities and stair access. Internal finishes include carpeted floors, painted plastered walls, suspended ceilings incorporating inset lighting, perimeter trunking and air conditioning.

Externally, the property is allocated 9 car parking spaces.

## ACCOMMODATION

Having measured the property in accordance with the prevailing RICS code of measuring practice we calculate that it has the following floor area:

**Total NIA**      **170 sq m**      **(1,800 sq ft)**

## SERVICES

We understand that mains supplies of water, drainage and electricity are all connected to the property. Interested parties are advised to make their own investigations to the relevant utility service providers.

## TOWN AND COUNTRY PLANNING

We understand that the property has consent for uses falling within B1 (offices) 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.

## RATES

**Charging Authority:** North Kesteven District Council  
**Description:** Office and Premises  
**Rateable value:** £23,500  
**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 freehold is **For Sale** with vacant possession.

## PRICE

**OIEO £250,000**

## 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 and maintenance of the common areas. Buildings insurance will be the responsibility of the purchaser.

## VAT

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

## 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 sole agents.

**Contact:** Harry Hodgkinson  
**T :** 01522 544515  
**E :** [harry.hodgkinson@bankslong.com](mailto:harry.hodgkinson@bankslong.com)  
**Ref.** 9742/2019G