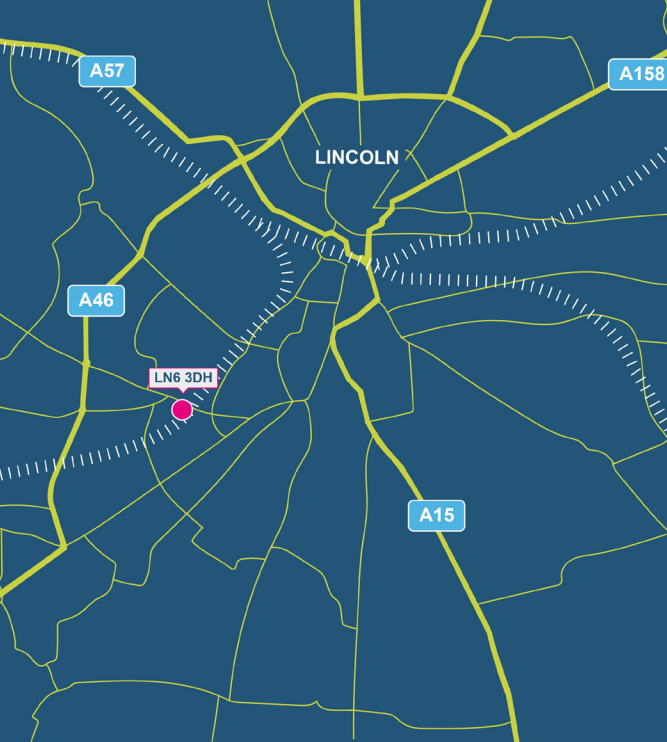




# BANKS LONG & Co

2 & 4 PIONEER WAY, DODDINGTON ROAD,  
LINCOLN, LN6 3DH

- Two adjoining modern offices
- 175 sq m (1,883 sq ft) to 394 sq m (4,239 sq ft)
- Prominent position
- Ample car parking spaces
- Ideal for expanding local businesses
- Quick access to the A46 bypass
- TO LET / MAY SELL



The Money Laundering Regulations 2007 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

## LOCATION

The buildings occupy a prominent position fronting Doddington Road at the junction with Pioneer Way.

The location to the south west of the City provides quick access to the A46 bypass, which in turn leads to the town of Newark on Trent for rail connections to London Kings Cross and the A1.

## PROPERTY

The opportunity comprises two semi-detached, self-contained office buildings that would be ideal headquarters for an expanding local business. The properties are available combined or as individual buildings.

The high quality premises provide a reception, offices, kitchen, server room and WCs over ground and first floors. The specification incorporates carpeted floors, painted plastered walls, suspended ceilings with recessed Category II lighting, gas central heating and perimeter data trunking. There are ample allocated car parking spaces.

**EPC Rating:** 2 Pioneer Way - B46

4 Pioneer Way - C63

## ACCOMMODATION

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

2 Pioneer Way	219 sq m	(2,356 sq ft)
4 Pioneer Way	175 sq m	(1,883 sq ft)
<b>Total NIA:</b>	<b>394 sq m</b>	<b>(4,239 sq ft)</b>

## 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:** 2 Pioneer Way - £29,750  
 4 Pioneer Way - £23,750  
**UBR:** 0.479  
**Period:** 2017-2018

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** by way of a new Full Repairing and Insuring lease for a term of years to be agreed. Alternatively our clients may consider offering the freehold interests of the buildings **for sale**.

## RENT

**2 Pioneer Way - £30,000 per annum exclusive**

**4 Pioneer Way - £24,000 per annum exclusive**

## SERVICE CHARGE

A service charge may be levied to cover the upkeep, maintenance and repair of all external common parts. Buildings insurance will be charged in addition.

## VAT

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

## LEGAL COSTS

In the event of a letting the ingoing tenant is to be responsible for both parties' reasonable costs incurred in documenting the transaction. In the event of a sale each party is to cover their own costs.

**VIEWING:** To view the premises and for any additional information please contact the sole agents.

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**Ref.** 5115/2017