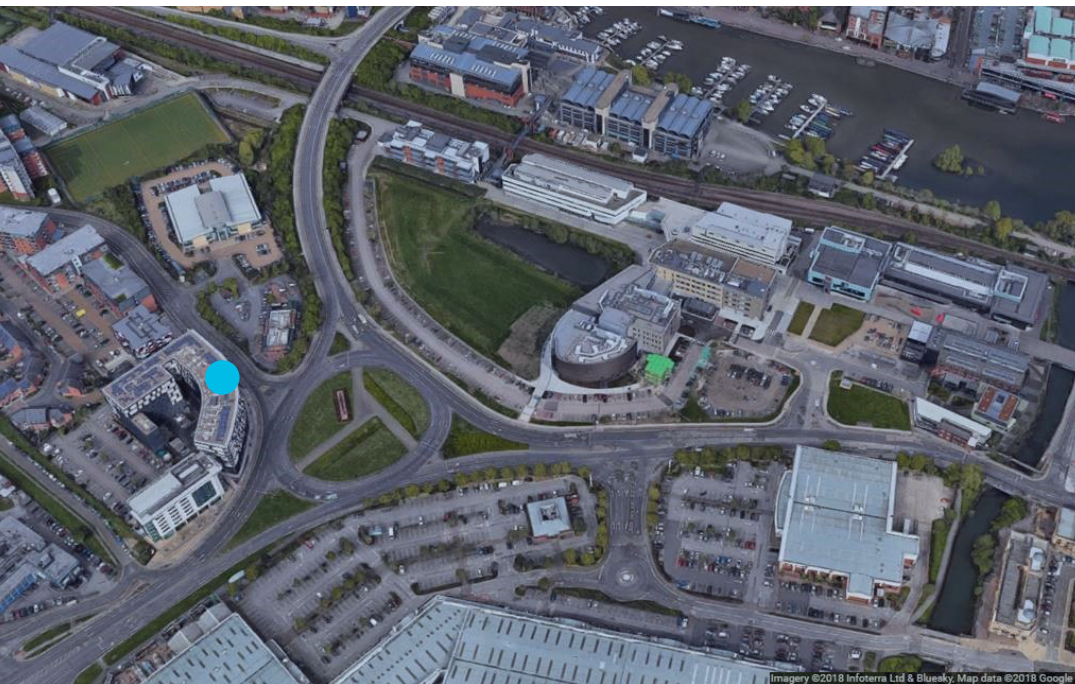
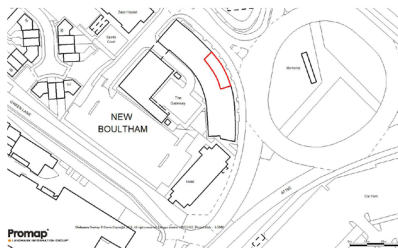
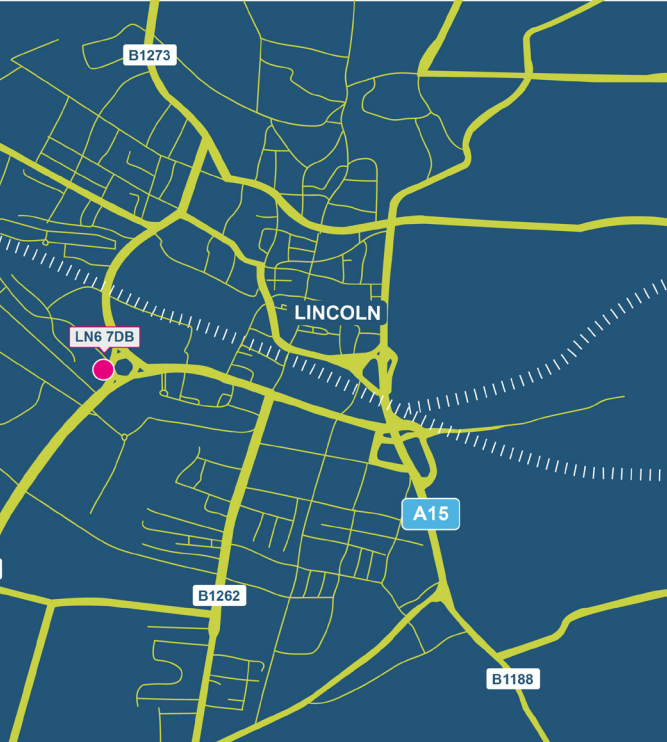




BANKS LONG&Co

UNIT 3 THE GATEWAY, RUSTON WAY, LINCOLN,
LN6 7DB

- Prominent office suite
- 136 sq m (1,463 sq ft)
- Opposite University of Lincoln Campus
- Alternative use potential – subject to planning consent
- 3 allocated parking spaces plus 1 shared visitor space
- **TO LET**



LOCATION

The office suite occupies a prominent position fronting Tritton Road immediately opposite the main University of Lincoln campus and St Marks Retail Park. It lies adjacent to the Holiday Inn Express hotel together with a range of other complementary amenities.

PROPERTY

This self-contained ground floor suite forms part of a landmark student housing development with full length glazed frontage onto the busy Tritton Road. The interior is finished with painted plastered walls, carpeted solid floors, perimeter trunking, fitted storage cupboards, ceiling mounted lighting, and feature air handling ducting. The accommodation has staff and WC facilities together with glazed partitioned open plan and private office areas. Externally, it is allocated 3 car parking spaces together with use of 1 shared visitor space.

EPC Rating : B38

ACCOMMODATION

The property has been measured in accordance with the prevailing RICS Property Measurement Guidance. We calculate that the property has the following floor area:

Total NIA: 136 sq m (1,463 sq ft)

SERVICES

Mains water, electricity 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

The property has existing consent for use as Offices within Class B1 of the Town & Country Planning (Use Classes) Order 1987 (as amended). The premises have potential for alternative use, subject to receipt of necessary Planning Consent. 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: £22,500
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 property is available by way of a new effectively Full Repairing and Insuring lease for a term of years to be agreed.

RENT

£27,000 per annum exclusive

SERVICE CHARGE

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of The Gateway. 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 will be responsible for both parties proper and reasonable 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
Ref. 9477/2018