

## Offices

Fosseway, A46 Newark Road, Lincoln, LN5 9EJ

**TO LET: £26,000pax**



- Excellent location, visible from A46.
- accommodation 2,600sq ft (241sq m)
- Renovated to a high specification
- Easy Access to the A1
- Offices may be split to provide smaller suites

## Fosseway, A46 Newark Road, Lincoln, LN5 9EJ

***An extensive redevelopment of the former Fosseway Public House to provide office accommodation of high specification and modern design. The project is currently under construction and is expected to be available for occupation from November/December 2017.***

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**LOCATION** – The development is situated excellent for its use just off the A46, less than one mile from its junction of the Lincoln Bypass. Additionally the A46, which delivers quick and easy access to Lincoln City Centre, Newark (A1) and Nottingham.

The development is positioned in what was the former Fosseway pub, and has recently been extensively refurbished to provide high quality office accommodation.

**GENERAL** – The first phase of this Brand new development/redevelopment of the 9 acre site is to provide high quality office accommodation and 4 industrial premises, expected to be available for occupation in November/December 2017.

The scheme is to be renovated to a high standard with office accommodation benefiting from suspended ceilings, air conditioning and perimeter trunking.

Externally the offices will benefit from a good car parking allocation for the size of the accommodation. The landlord is open to negotiation for the exact amount of car parking spaces to suit the requirements of the tenant.

**ACCOMMODATION** – The Accommodation available extends in the region of 2,600sq ft, offering an entrance lobby and open plan office space together with a number of smaller office cubicles. The accommodation benefits from WC and Kitchen facilities to the benefit of the tenant.

**SERVICES** – Mains electricity, water and drainage are available to the property.

None of the services have been tested and interested parties are advised to satisfy themselves in the regard.

### **OUTGOINGS** –

Rateable Value: TBA

Charging Authority: NKDC

Business Rate Multiplier: 0.479

Year: 2017/18

**TENURE** – TO LET on FRI terms for £26,000 pax

**SERVICE CHARGE** – A service charge will be payable for the costs of shared services such as maintenance of the shared roadway, landscaping and CCTV, ect.

**LEGAL COSTS** – Each party will be responsible for their own legal costs.

**ENERGY PERFORMANCE CERTIFICATE** – An Energy Performance Certificate will be carried out for these units on completion of the construction.

**VIEWING** – To view the premises and for any additional information please contact the sole agents Pygott & Crone.

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