



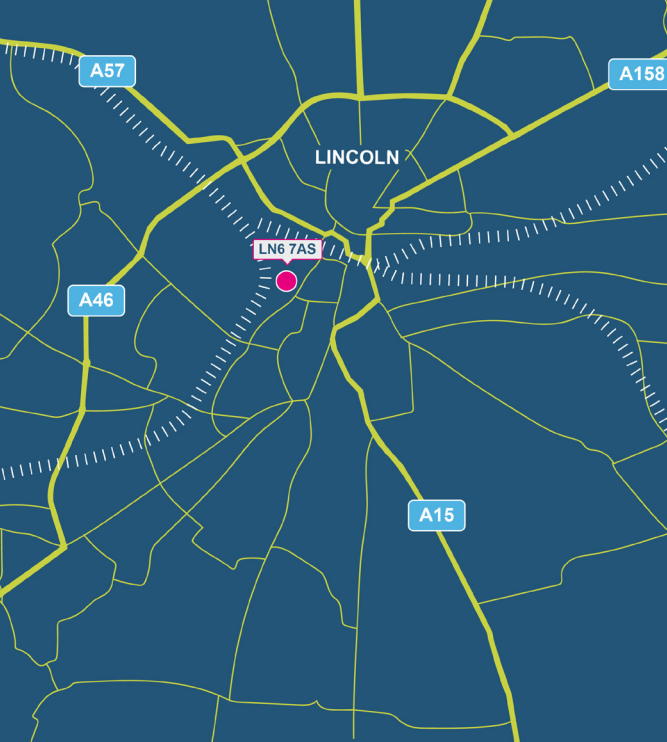
# BANKS LONG&Co

FIRST FLOOR SOUTH AND NORTH, SARACEN HOUSE,  
CITY OFFICE PARK, CRUSADER ROAD, LINCOLN, LN6 7AS

## OFFICES

- Modern office suite
- 192 sq m (2,067 sq ft) to 337 sq m (3,637 sq ft)
- Central location
- Allocated car parking
- TO LET





## LOCATION

Saracen House forms part of the City Office Park, which is located on Crusader Road, off Tritton Road. Neighbouring occupiers include IEMA and Barclays Bank.

The position is surrounded by a range of amenities and provides quick access to Lincoln city centre.

## PROPERTY

The properties comprise a modern first floor office building providing open plan and private office accommodation with staff and WC facilities accessed via both stair and lift.

Internal finishes include carpeted floors, painted plastered walls, suspended ceilings incorporating inset lighting, perimeter trunking and gas central heating served radiators.

Externally, both properties benefit from allocated car parking.

## ACCOMMODATION

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

First Floor South	192 sq m	(2,067 sq ft)
First Floor North	145 sq m	(1,570 sq ft)

**Total NIA:** 337 sq m (3,637 sq ft)

## SERVICES

We understand that mains supplies are available and connected to the property. These have not been tested and 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 Class B1 (Offices) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Alternative uses may be appropriate subject to receipt of necessary Planning Consent.

## RATES

**Charging Authority:** City of Lincoln Council  
**Description:** Offices  
**Rateable values:** £20,632 and to be confirmed  
**UBR:** 0.512  
**Period:** 2020-2021

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 **To Let** by way of a new Full Repairing and Insuring lease.

## RENT

**First Floor South : £20,000 per annum exclusive**

**First Floor North : £15,000 per annum exclusive**

## SERVICE CHARGE

A service charge is payable to cover the upkeep, maintenance and repair of all common parts of the building and wider City Office Park.

## VAT

VAT may be charged in addition to the rent 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  
**Ref.** 9737/2020B/C/F