

OFFICE

TO LET



The Point, Unit J1 First Floor, Weaver Road, Lincoln
LN6 3QN

#1230629/2025H

Eddisons

THE POINT, UNIT J1 FIRST FLOOR

WEAVER ROAD, LINCOLN, LN6 3QN



Agreement

To Let



Detail

First Floor Office



Rent

£13,000 pax



Size

94.2 sq m (1,013 sq ft)



Location

Lincoln, LN6 3QN



Property ID

#1230629/2025H

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)

Surveyor

jasper.nilsson@eddisons.com

07929 105395

01522 544515

Property

The property comprises a well-furnished first floor only office with allocated parking.

Internally, the suite provides a good-sized space, which has been partitioned to provide multiple meeting rooms and a general office area, however the meeting rooms could be easily dismantled. The suite is carpeted throughout with LED inset lighting, air conditioning and painted plastered walls.

The property has good staff facilities with a WC, very well presented kitchenette and 4 allocated parking spaces.

Externally, the property is of brick construction with a tile pitched roof. It is easily accessed from the A46 and has good frontage onto Whisby Road.

Accommodation

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

| Area | m ² | ft ² |
|------------------|----------------|-----------------|
| Office Space | 92 | 990 |
| Kitchenette | 2.2 | 23 |
| Total NIA | 94.2 | 1,013 |

Energy Performance Certificate

Rating: D76

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: North Kesteven District Council
Description: Office and Premises
Rateable Value: £10,750

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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 **To Let** by way of a new Full Repairing and Insuring lease with a service charge, for a term to be agreed.

Rent

£13,000 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

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.

Anti-Money Laundering

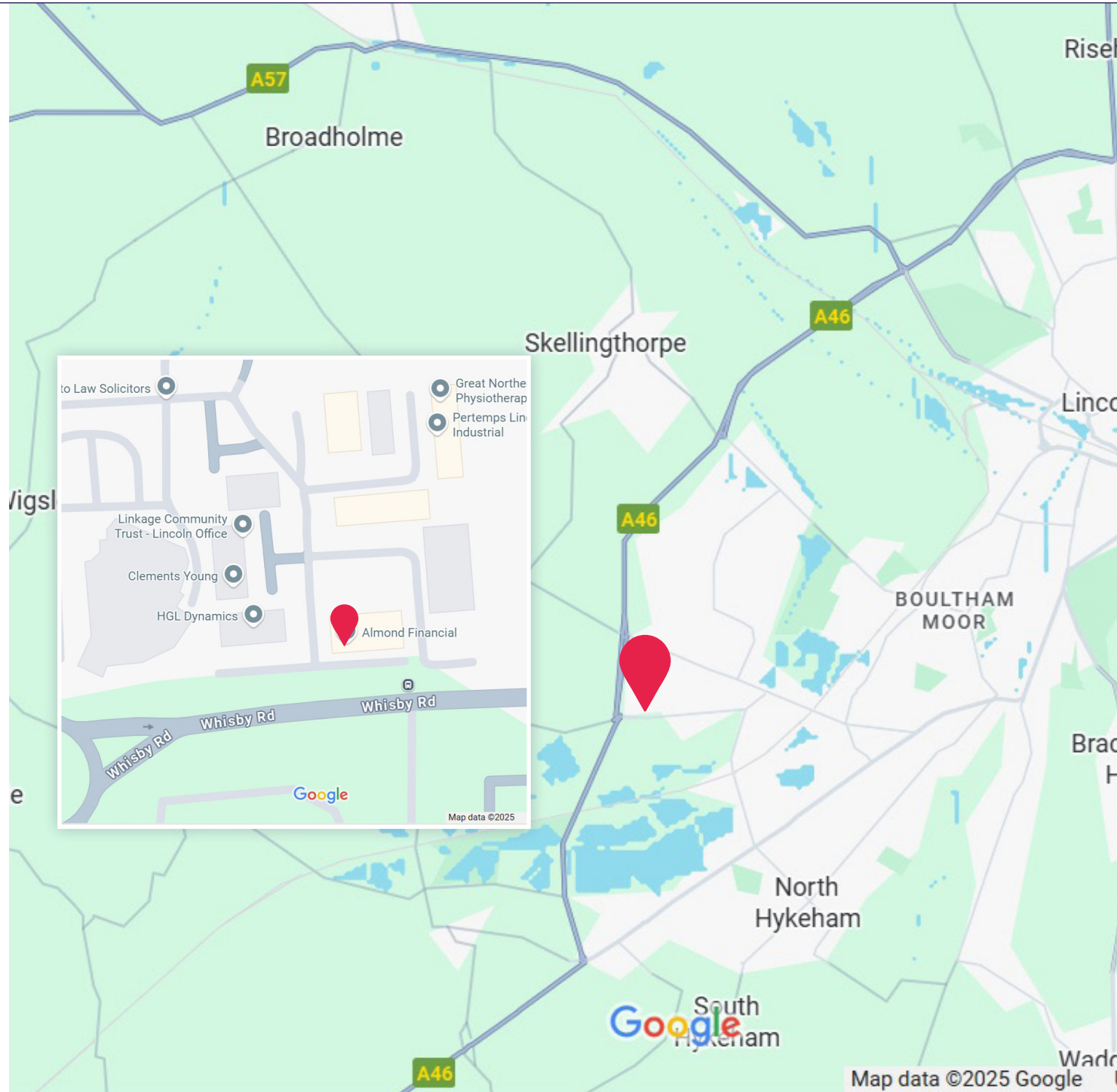
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is based at The Point, which is a well regarded office park, home to well-known national and regional businesses.

The Point is located within the South West Business District, widely regarded as Lincoln's premier commercial and business location.

The A46 dual carriageway is situated less than half a mile west of the property and is one of the principal arterial and commuter routes into Lincoln City Centre. The dual carriageway also provides easy access to the A1 and national motorway networks thereafter.





Google



First Floor Unit J1, The Point, Weaver Road, Lincoln, LN6 3QN

