



WOOD MOORE

Lindsey Way, Saxilby, Lincoln, LN1 4BF

To Let | 4,933 sq ft

Impressive HQ office building available to rent.

woodmoore.co.uk

Lindsey Way, Saxilby, Lincoln, LN1 4BF

Summary

- Rent: £90,000 per annum
- VAT: Applicable
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



Jamie Thorpe
01636 610 906 | 07304 072 391
jthorpe@woodmoore.co.uk



Jasper Caudwell
01636 610 906 | 07951 344794
jcaudwell@woodmoore.co.uk



Description

An outstanding detached HQ office building occupying a self-contained site of approximately 0.39 acres. The property has been purpose-designed to deliver modern, energy-efficient office accommodation, arranged equally across ground and first floors. With its contemporary architectural design, impressive glazed entrance and 23 dedicated parking spaces, the building offers an exceptional headquarters opportunity for businesses looking to provide a high-quality working environment.

Location

The Property is located in Saxilby which is approximately 4 miles west of Lincoln city centre. The location provides occupiers with convenient access to Lincoln's extensive retail, leisure and business amenities, whilst benefiting from excellent connectivity to the wider region via the A46, A57 and A1 road networks. Lincoln Railway Station is also within easy reach, providing direct services to Nottingham, Newark and London.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Building Type	sq ft	Tenure	Availability
Ground	Office	2,450	To Let	Available
1st	Office	2,483	To Let	Available
Total		4,933		

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be placed. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.



Accommodation

The office accommodation extends to approximately 613.55 sq m (6,604 sq ft) GIA and provides a predominantly open-plan working environment with a number of meeting rooms and private office suites.

The space benefits from excellent levels of natural light through extensive glazing and includes carpeted floors, suspended ceilings with inset LED lighting, air conditioning, lift provision, PV solar and WC facilities on each floor.

The internal layout can be adapted to suit individual occupier requirements, creating a flexible and efficient working environment.

Tenure

The Property is available to let on a new lease, for a term to be agreed, at an initial annual rent from £90,000 + Vat per annum exclusive

Service Charge

A service charge is payable for the upkeep and maintenance of the private and main estate roads within the Enterprise West Lindsey development. The current annual premium is £346.34.

Business Rates

The Property would be assessed for Business Rates upon completion.

Agents Note

CGI images and internal photos are for indicative purposes only to provide prospects with a guide of the final product finish and specification.



