

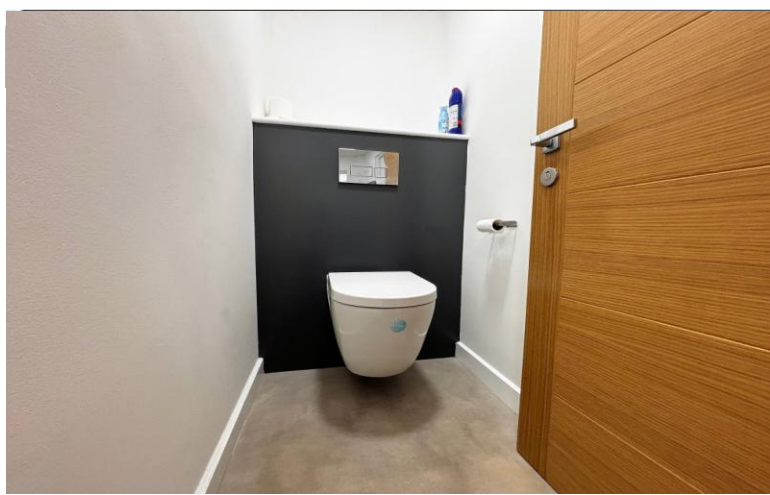


Self-Contained Serviced Office Suite To Let 2 Wrightsway, Lincoln, LN2 4JY

All-Inclusive Rent £8,400 Per Annum

We are pleased to offer this self-contained office suite comprising a generously proportioned open-plan office with its own entrance fronting onto Wrightsway, together with private kitchen facilities, stores and WCs available to rent on flexible terms. The premises extend in total to 28.5 sq.m (307 sq.ft) excluding the kitchen, stores & WC's area and benefit from on-site car parking and are likely to suite a variety of business uses.





LOCATION

Wrightsway is located directly off Outer Circle Road on the eastern fringe of the City Centre, which can be accessed directly from Wragby Road (A1434), or Greetwell Road, therefore, being within close proximity of Lincoln County Hospital. The property is within an established business park district with neighbouring occupiers comprising a mixture of businesses and retailers.

DESCRIPTION

We are pleased to offer this self-contained office suite comprising a generously proportioned open-plan office with its own entrance fronting onto Wrightsway, together with private kitchen facilities, stores and WCs available to rent on flexible terms. The premises extend in total to 28.5 sq.m (307 sq.ft) excluding the kitchen, stores & WC's area and benefit from on-site car parking and are likely to suite a variety of business uses.

In addition to the accommodation as described above, occupiers will have the use of booking a meeting room on site if board meetings etc are needed.





SERVICES

The office suite benefits from heating, lighting, kitchen and WC facilities. The costs associated with all such services are included within the rent.

EPC - To be confirmed.

LEASE TERMS

The premises are available to let on a 'Licence Agreement' for a term of either 6 or 12 months and the monthly rent is £700 plus VAT, which is inclusive of all utility costs (depending on business use, contact Agent for further details).

A Rent Deposit equivalent to three months' rent will also be payable. Further details are available on request.

BUSINESS RATES

Rateable Value - To be confirmed.

VAT

VAT is payable in addition to the rent.

APPLICATION FEES

The ingoing Tenant will be responsible for a referencing fee of £150 inc VAT and the costs associated with preparing the Licence Agreement, likely to be in the region of £360 inc VAT.

VIEWINGS

By prior appointment through Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

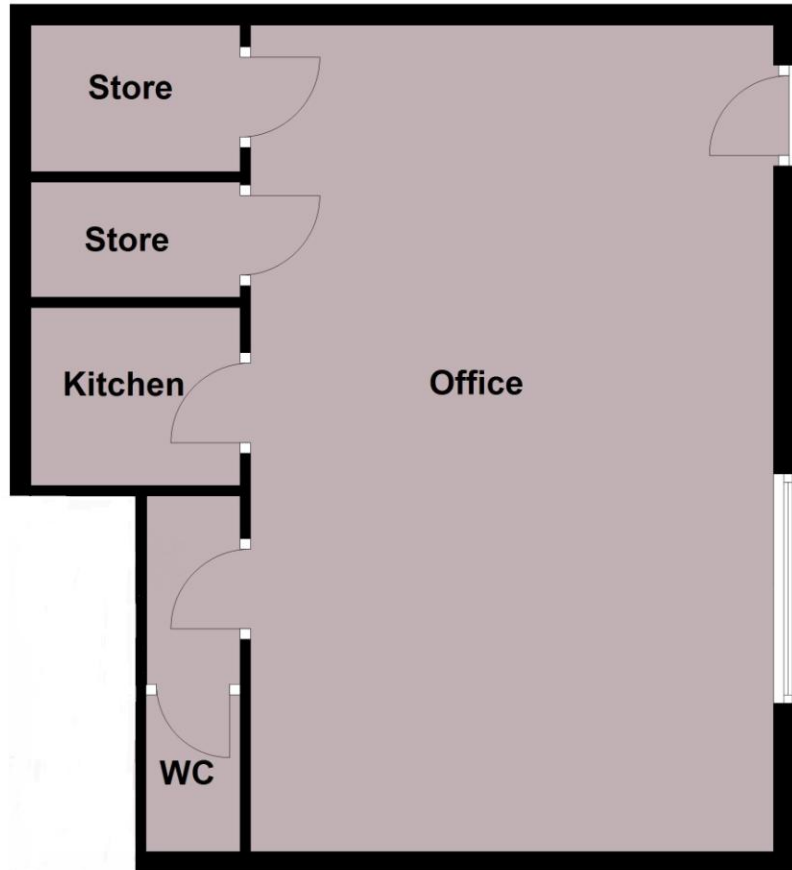
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 45.1 sq. metres (485.3 sq. feet)



Meeting Room

29-30 Silver Street

Lincoln

LN2 1AS

commercial@mundys.net

01522 556088

22 Queen Street

Market Rasen

LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

