



Witham Park House, Waterside South,  
Lincoln, LN5 7JN

#10256/20231



BTG  
Eddisons

# Witham Park House

Waterside South, Lincoln, LN5 7JN



Agreement

To Let



Detail

Open plan suites



Rent

From £18,312 per annum



Size

212 sq m (2,289 sq ft) to 928  
sq m (9,991 sq ft)



Location

Lincoln, LN5 7JN



Property ID

#10256/202B

**For Viewing & All Other Enquiries Please Contact:**



**WILL NUTTALL**

MSc

Surveyor

[will.nuttall@eddisons.com](mailto:will.nuttall@eddisons.com)

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## Property

The property comprises a refurbished Victorian building providing open plan office space over two floors. Internally, each available suite has access to WC and kitchen/ staff facilities.

Externally, the premises benefit from ample parking allocations.

## 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 <sup>2</sup>	ft <sup>2</sup>
Unit 2 (including lock up store)		6,943
Unit 10	316.33	3,405
Unit 12	212	2,289
Unit 13	230	2,478
Unit 14	928	9,991
Unit 15		4,353
Unit 16	578	6,226
Plus mezzanine	135	1,463

## Energy Performance Certificate

Rating: To be confirmed

## 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(g)(i) (Office) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** City of Lincoln Council  
**Description:** Office and Premises  
**Rateable value:** Unit 2:  
Unit 10:  
Unit 12 & 13: £31,000  
Unit 14: £57,000  
Unit 15:  
Unit 16: £41,500

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 premises are available **To Let** on terms to be agreed.

## Rent

**Unit 2 -**  
**Unit 10 -**  
**Unit 12 -** £18,312 per annum exclusive  
**Unit 13 -** £19,824 per annum exclusive  
**Unit 14 -** £79,928 per annum exclusive  
**Unit 15 -**  
**Unit 16 -** £61,512 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

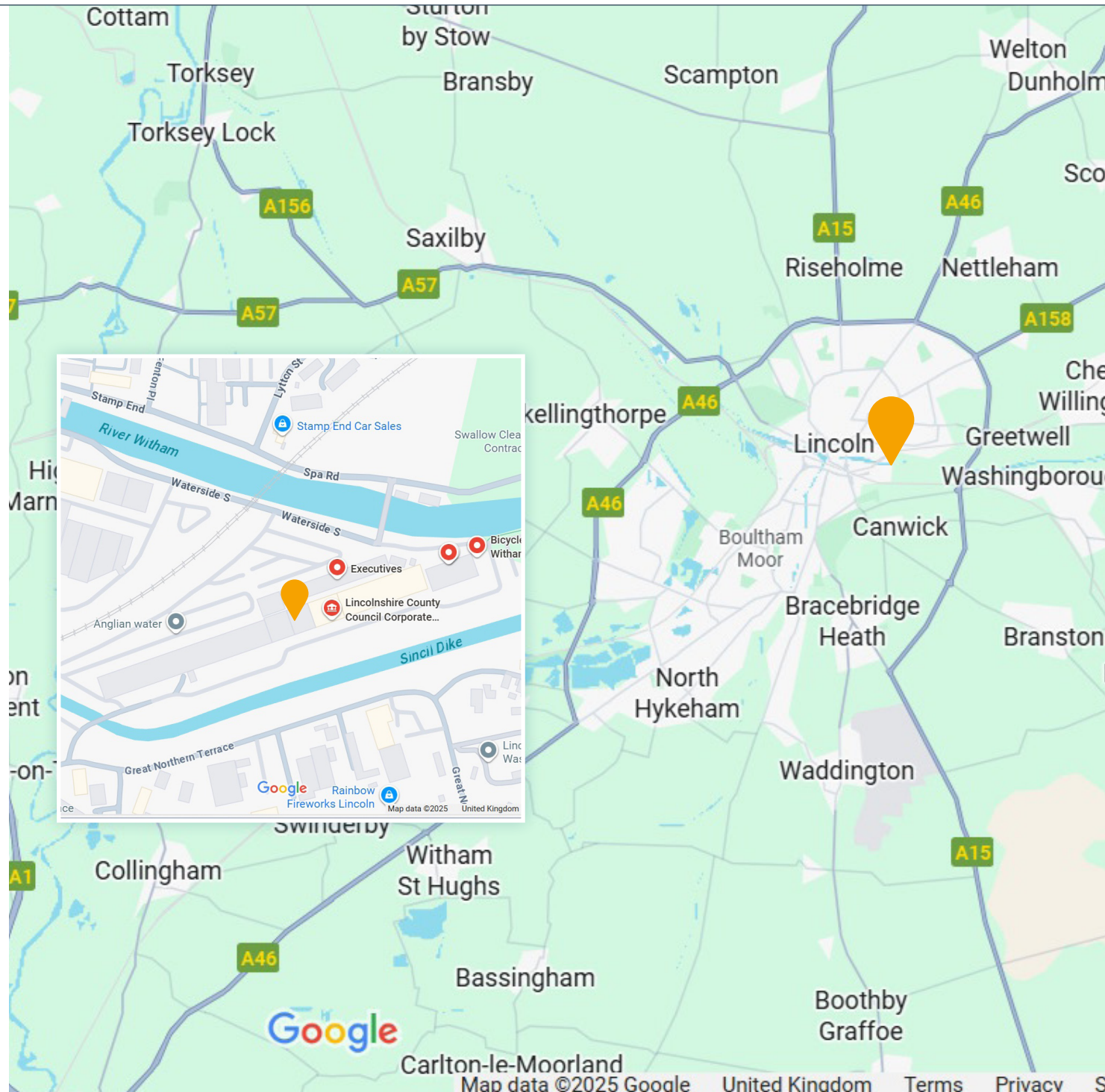
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## 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 occupies a riverside setting overlooking the Witham, with views up to Lincoln Cathedral. Neighbouring occupiers include Anglian Water Services and LCHS. It is a short walk from Lincoln city centre and has quick access to the Lincoln Bypass.





Google

