

# Charlotte Scott Building

| Ruston Way | Lincoln | LN6 7DW |

Lambert  
Smith  
Hampton

FREEHOLD FOR SALE / TO LET

- ✓ NIA: 9,747 sq ft (905.47 sq m)
- ✓ Site Area: 0.42 acres (0.171 ha)
- ✓ Guide Price / Rent: £1,075,000 / £97,500 pax

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MODERN HIGH QUALITY PURPOSE-BUILT OFFICE

On Behalf of:

UNIVERSITY OF  
LINCOLN

# Executive Summary



- ✔ The Charlotte Scott Building offers a rare opportunity to acquire a modern, purpose built office within the highly sought after Brayford Campus area of Lincoln. Arranged over three floors and extending to approximately 9,747 sq ft (905.47 sq m) NIA, the property provides flexible accommodation suitable for office, research and development use under Use Class E(g).
- ✔ The building occupies a prominent position on Ruston Way, within walking distance of Lincoln Railway Station, the University of Lincoln's Brayford Campus, and the city centre. On site parking, strong connectivity and adaptable internal layouts make this an attractive proposition for owner occupiers, investors, developers and service providers.

# Location



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Lincoln is a cathedral city and the largest urban centre in the predominantly rural county of Lincolnshire located approximately 32 miles north-east of Nottingham, 40 miles south-east of Sheffield and 47 miles north of Peterborough. The 2021 census gave the urban area of Lincoln a recorded population of 127,540.

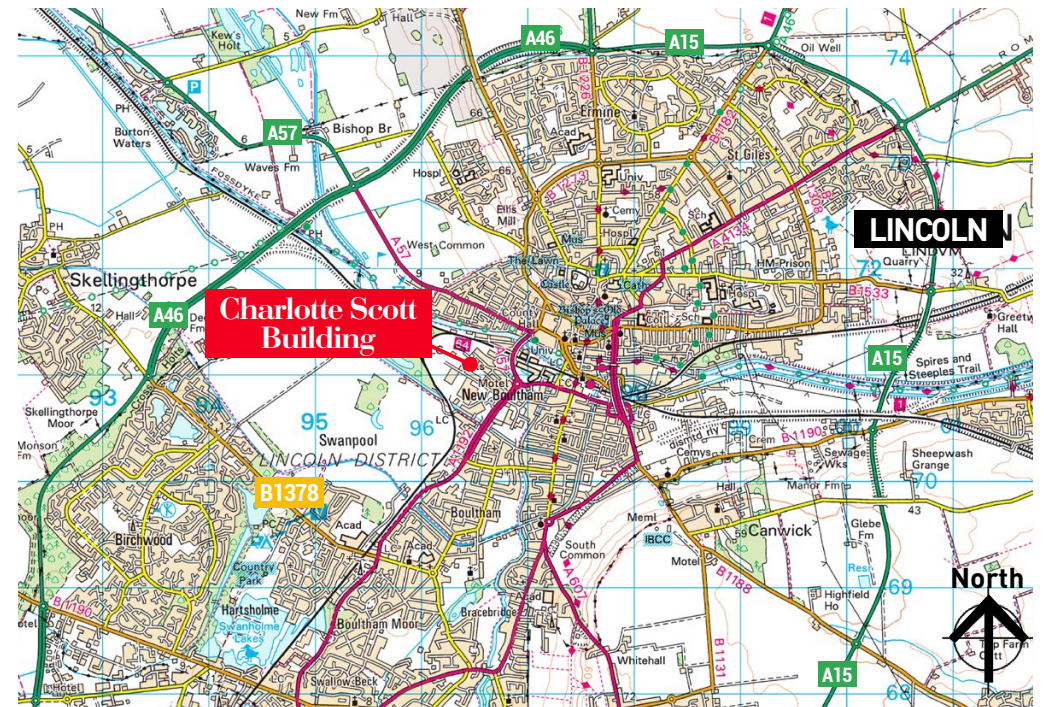
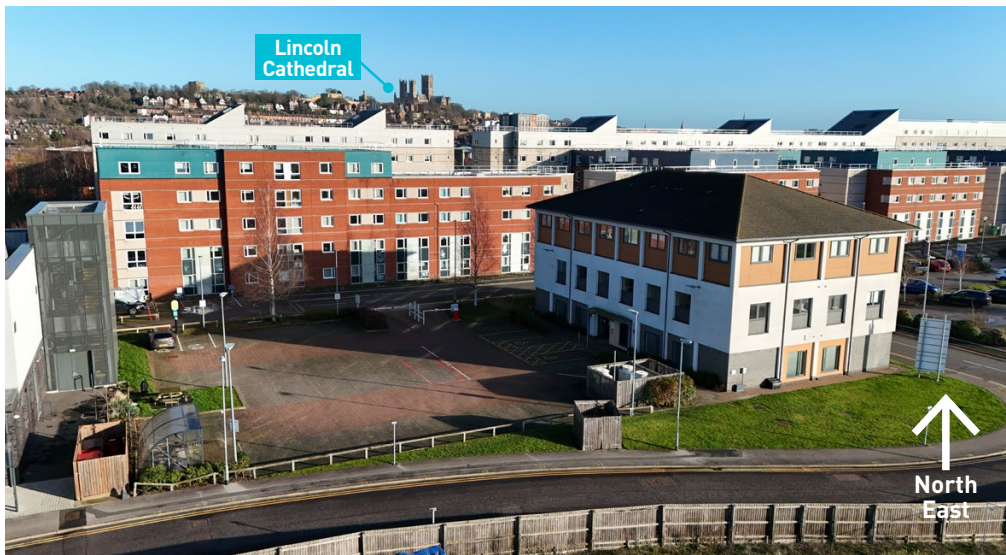
The city lies on the A57, A46, A15 and A158 roads.

Lincoln railway station is at the meeting point of four railway lines, which run to Newark, Gainsborough, Grimsby and Sleaford. It is served by direct trains to London King's Cross, Leicester, Nottingham, Sheffield, Doncaster, Grimsby Town and Peterborough.

East Midlands Airport, 43 miles from Lincoln, is the main international airport serving the county.

34% of Lincoln's workforce are in public administration, education and health; distribution, restaurants and hotels account for 25%.

The city is also a tourist centre for visitors to historic buildings that include the cathedral, the castle and the medieval Bishop's Palace.





Lincoln Cathedral

# LINCOLN CITY



Lincoln Station

Alfred Tennyson Building, University of Lincoln

Student Village

University of Lincoln Sports Centre

Pavilions - iQ Student Accommodation Lincoln

**Charlotte Scott Building**

Think Tank, University of Lincoln

Joseph Banks Laboratories

Joseph Ruston Building, University of Lincoln

Boole Technology Centre

Hestia House

## Situation

The property is situated on Ruston Way, within the established Brayford Campus commercial and education quarter of Lincoln. This vibrant mixed use area accommodates university buildings, offices, leisure facilities, hotels and student accommodation.

### Key locational advantages include:

✔ 0.6 miles from Lincoln Railway Station

✔ Immediate access to the A57 and Tritton Road, connecting to the wider Lincoln urban area and regional road network.

✔ Walking distance to cafés, restaurants, gyms and retail amenities around the Brayford Pool and city centre.

✔ Established institutional and commercial environment attractive to office, research and development occupiers.

— Indicative Red line Freehold

## Description

The Charlotte Scott Building is a modern, three storey office building constructed to a high standard by Westleigh Developments in 2013/14. The building is constructed of brick facing elevations, with a render finish at first and second floor levels, beneath a pitched and hipped tile covered roof. All sides of the building have double glazed windows.

Internally, the accommodation provides a mix of open plan office areas, cellular offices and meeting rooms, staff welfare and breakout spaces, WCs on each floor, shower facilities on the second floor and lift access to all levels.

The internal specification of the office accommodation is of a high quality and includes raised access floors with hidden



power and data cabling and suspended ceilings with integrated lighting. The office areas have carpeted floors with the service core having a vinyl floor finish.

The property is served by air conditioning throughout, providing both heating and cooling. The ground floor is ducted and first and second floors feature ceiling cassettes. There is a BMS (Building Management System) which runs the heating/cooling.

Externally, the property includes secure on site parking (approximately 40 spaces) and landscaped areas, with pedestrian access directly from Ruston Way.

The building benefits from good natural light, flexible floorplates and a specification suited to a wide range of commercial uses.

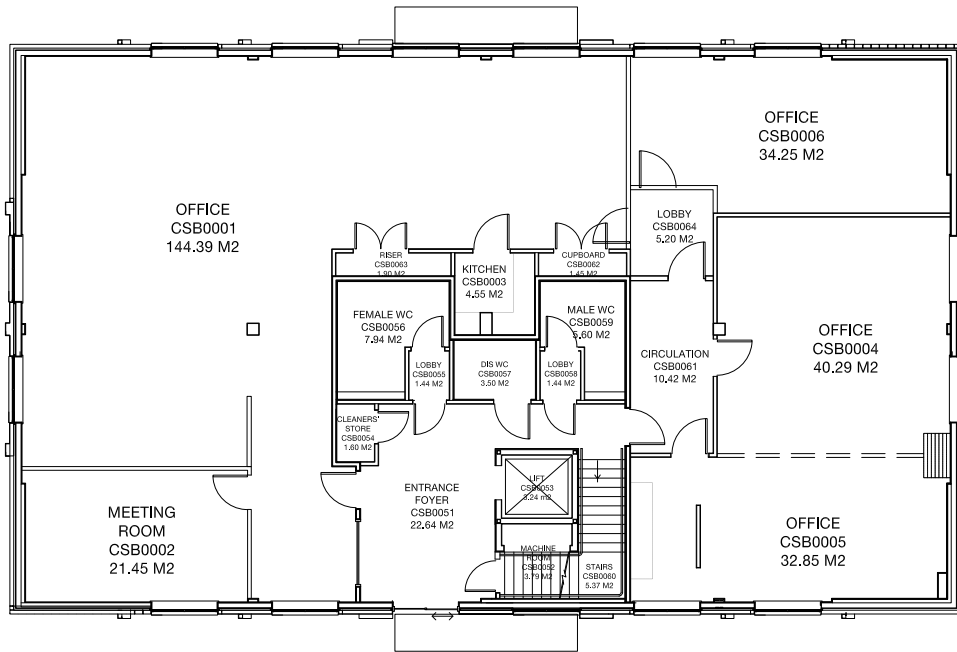
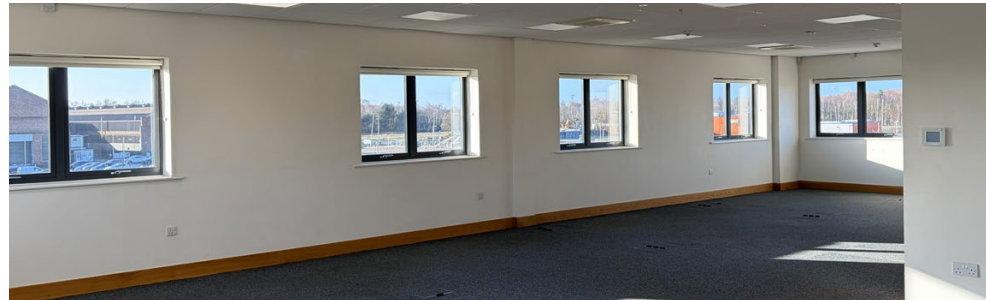




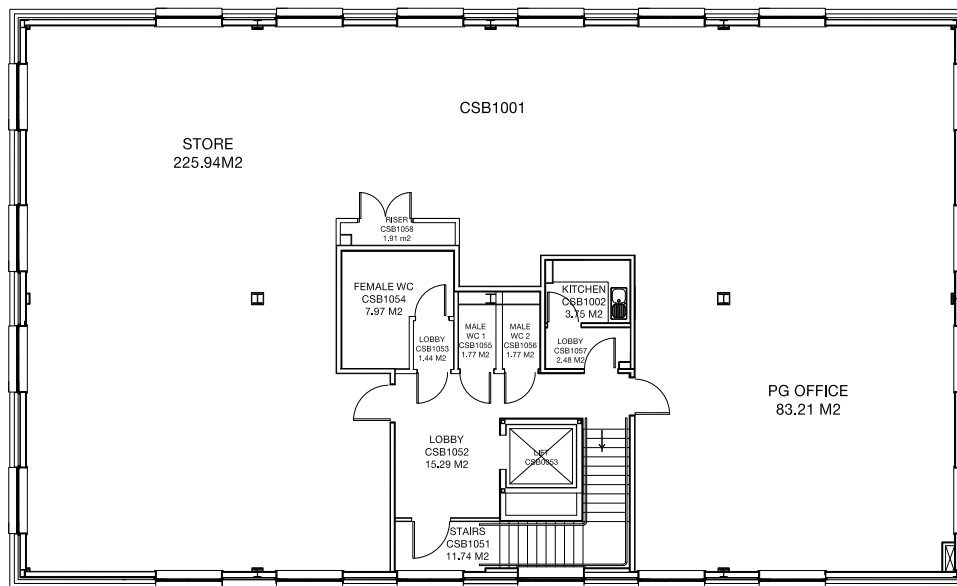
# Floor Plans / Accommodation



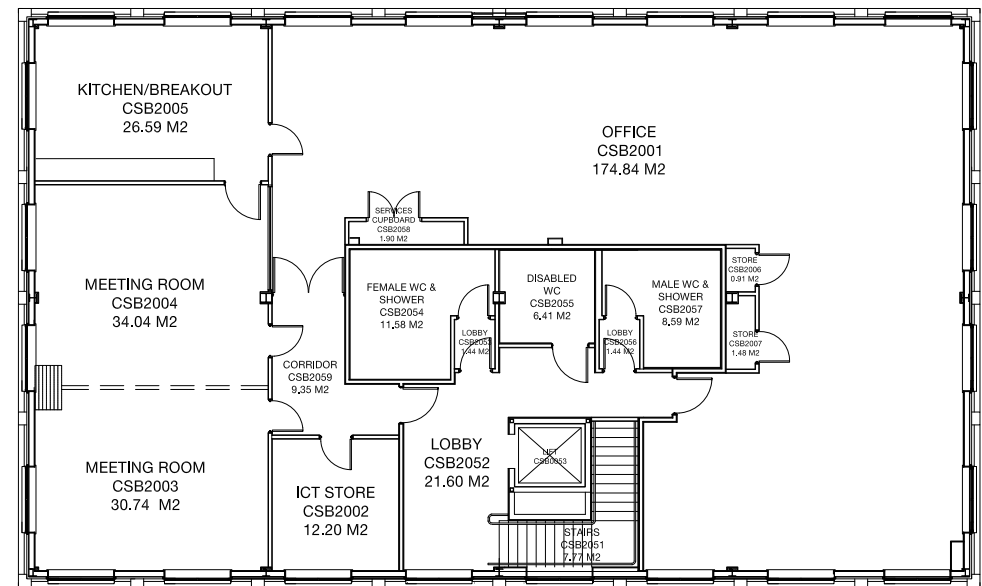
Floor	sq ft	sq m
Ground	3,253	302.8
First	3,317	308.14
Second	3,177	295.15
<b>Total</b>	<b>9,747</b>	<b>905.47</b>



Ground Floor Plan

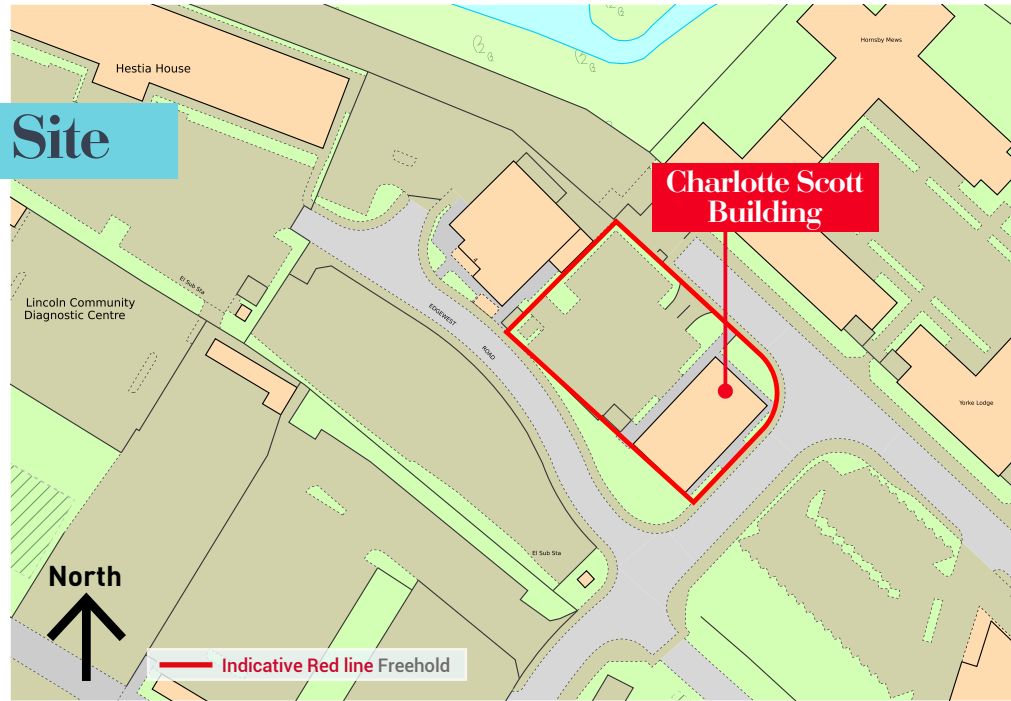


First Floor Plan



Second Floor Plan

# Site



# Planning History

The property lies within the administrative boundary of **City of Lincoln Council** whose Local Plan provides the framework for guiding, controlling and facilitating development.

Reference	Date	Decision	Detail
2024/0777/FUL	19/03/2025	Granted	Change of use from educational support services (use class F1) to offices, research and development (use class E(g)).
2014/0323/F	05/08/2014	Granted	Change of use from Offices (Class B1) to Non-Residential Institutions (Class D1).
2008/0411/RM	27/05/2009	Granted	Erection of 23, 2 storey units and 1, 3 storey unit of B1 office space. (Submission of details of reserved matters relating to siting, design and external appearance of buildings, means of access and landscaping schemes as required by outline planning permission 2005/0265/0.)
2005/0265/0	09/03/2006	Granted	Erection of buildings to provide a mixed use development consisting of offices (25,000 square metres), live-work units, residential apartments (450), 100-150 bedroom hotel, ancillary shops (Use Class A1, A2), cafes (Use Class A3, A4), health and leisure facilities, multi storey car park and other associated access and car parking provision.

Prospective purchasers / tenants should make their own enquiries regarding their intended use or any redevelopment proposals.

## Services

We understand that all mains electricity, water and drainage are currently connected to the property. Prospective purchasers/tenants should satisfy themselves as to the capacity and suitability of all services for their intended use.

## Rateable Value (Offices & Premises)

**Current** (1 April 2023 to present): **£95,500.**

**Future** (from 1 April 2026): **£103,000.**

## Legal Costs

Each party will be responsible for their own legal and professional costs incurred.

## EPC

The property has an EPC rating of **A25**. A copy of the energy performance certificate is available to interested parties upon request.

## VAT

We understand that the vendor has not opted to tax the land and buildings and VAT will therefore not be applicable to the sale price / rent.

## Tenure

The property is held **freehold** (title number **LL316461**) and will be sold with **vacant possession** upon completion.

# Viewing and Further Information

Strictly by prior appointment through the sole selling agent:

**Andrew France** BSc (Hons) MRICS

**M: 07548 706 333**

**E: AFrance@lsh.co.uk**

**Lambert Smith Hampton**

The Terrace  
Grantham Street  
Lincoln  
LN2 1BD

**Office: 01522 814663**

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On Behalf of:



## Lease Terms

Alternatively, the property is available to let upon a new fully repairing and insuring lease for a **minimum term of 5 years.**

## Guide Price/Rent

**£1,075,000 / £97,500 per annum exclusive.**