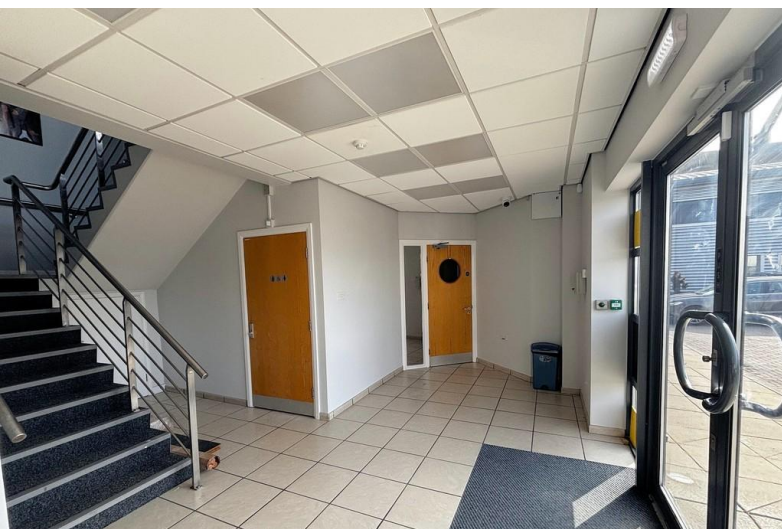




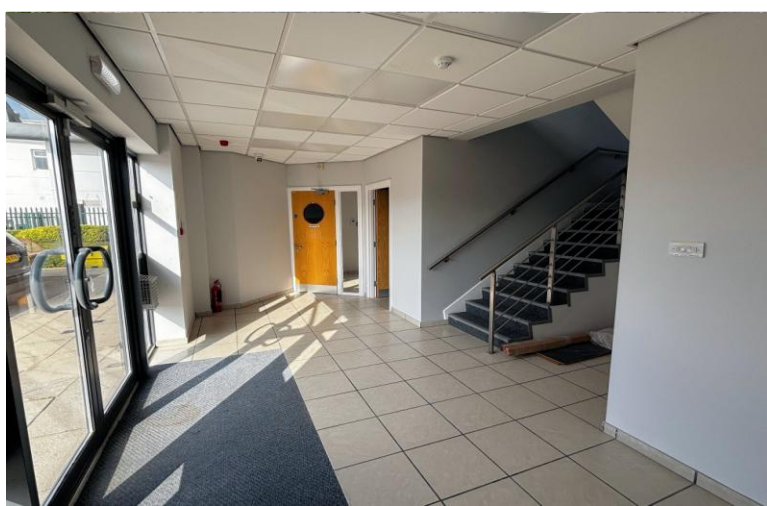
Ground Floor (Right Hand) Office Suite 1 Alumina Court, Tritton Road, Lincoln, LN6 7QY

Rent £16,000 Per Annum

This prominently positioned, contemporary office building occupies an excellent road-side position, south of Lincoln City Centre within a popular business district and offers high quality office accommodation comprising a mixture of open-plan and private offices/meeting rooms, together with ancillary kitchen and shared WC facilities, extending to 145 sq.m (1,560 sq.ft). There are car parking spaces and, internally, the accommodation benefits from gas central heating and air-conditioning together with perimeter trunking for data cabling throughout. Viewing is recommended to appreciate the size and quality of the accommodation.



Alumina Court, Tritton Road, Lincoln, LN6 7QY



LOCATION

Travelling south-west along Tritton Road (A1192) turn right just after the Skellingthorpe Road junction. The property has frontage onto Tritton Road and the car park is accessed from the rear.

The property occupies a prominent position on Tritton Road, Lincoln. Neighbouring occupiers include DW Sports, Forces Cars Direct and Pentagon.

ACCOMMODATION

The office suite is accessed via a shared reception area with stairwell providing access to the first floor office suite and communal WC facilities including disabled access compliant WCs.

The accommodation comprises a ground floor suite extending to 145 sq.m (1,560 sq.ft) and includes a large open-plan office together with two further offices to the rear with a staff kitchen and communal WC facilities.

SERVICES

Mains drainage, gas, electricity and water are all connected to the premises. A sub-meter will be installed for electricity. A proportion of the gas bill will be apportioned based on floor area. Further details are available on request.





EPC RATING – B

LEASE TERMS

The office suite is available for £16,000 per annum, plus VAT.

Leases will be prepared on an Internal Repairing basis together with a contribution to a Service Charge for maintenance of communal areas and the external building fabric. Further details are available on request.

BUSINESS RATES

Rateable Value to be determined. At present, the entire building is subject to a single Rateable Value of £54,000. This will likely reduce by 75% when considering the ground floor in isolation, resulting in a potential Rateable Value of £13,500. Prospective Tenants should make their own enquiries regarding the proposed assessment.

VAT

VAT is chargeable in addition to the rent, service charge and buildings insurance.

LEGAL COSTS

The incoming Tenant will be responsible for the Agent's referencing fee (£150 inc VAT) together with the Landlord's reasonable legal costs associated with preparing the Lease. Further details are available on request.

SERVICE CHARGE

A Service Charge is levied to contribute towards water bills, the maintenance of the communal areas and external building fabric. Further details are available on request.

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 in to 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

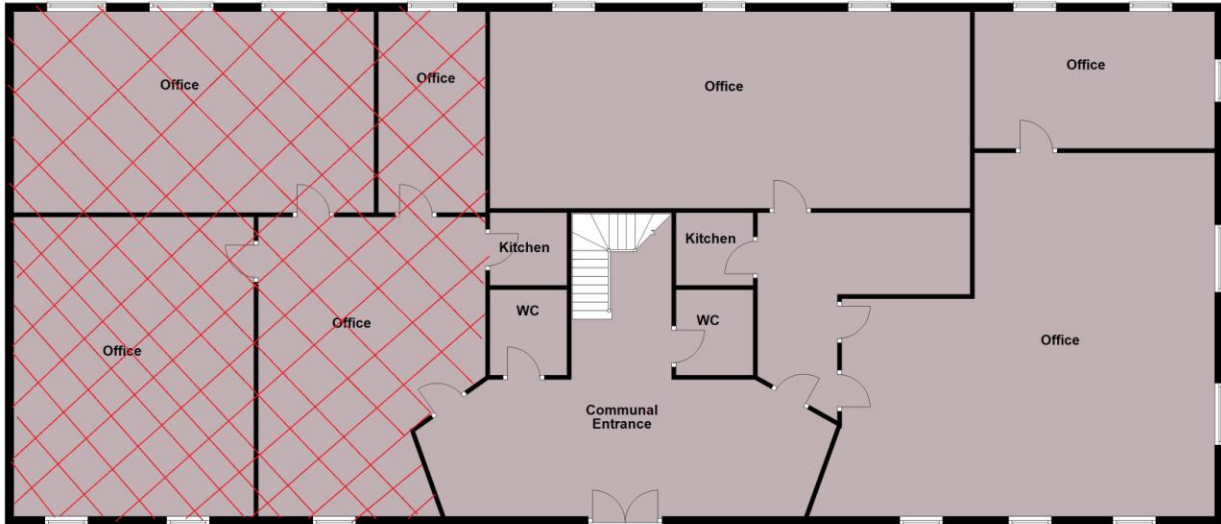
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 give 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



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.

