



**FOR SALE**

**Unit 2, Marine Studios**

Burton Lane End, Burton Waters, Lincoln, LN1 2UA

**£275,000**

Unit 2 Marine Studios, Burton Waters is a high quality three-storey mid-terrace Office Building located on the popular and sought-after Marine Development of Burton Waters, situated off the A57, with good road-links to the A46 and A15. Presented to a high specification throughout, with office accommodation with Open-Plan Office Space together with Private and Meeting Rooms. In addition, there is Kitchen and Toilet Facilities. The Offices benefit from air-conditioning. The floor area extends to 110 sq.m (1,189 sq.ft) plus staff areas and seven car parking spaces. The property is also available to let and further details are available upon request.



## Unit 2 Marine Studios, Burton Lane End, Burton Waters, Lincoln, LN1 2UA

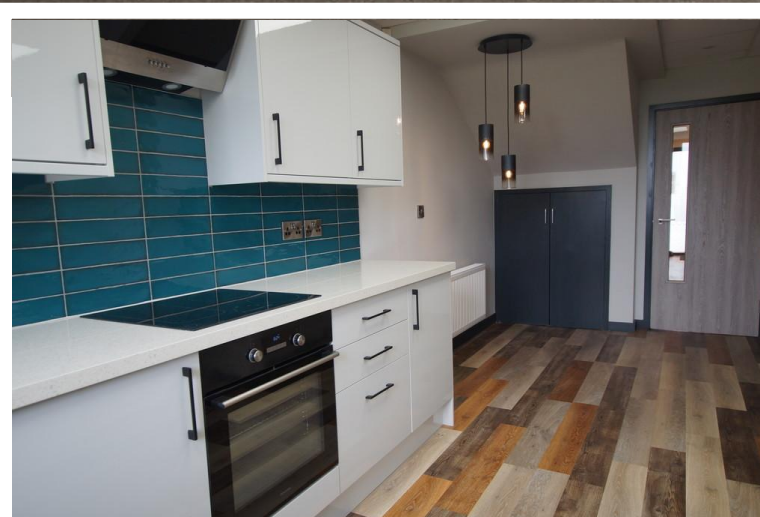


### DIRECTIONS

Approaching Burton Waters from the A57, proceed straight over at the first roundabout and follow Burton Lane End Road. The subject property can be found on the right hand side.

### LOCATION

The property is situated within the popular and sought-after Marina Development at Burton Waters, which links to the centre of Lincoln and The National Inland Waterways Network. Existing facilities on the development include a David Lloyd Club, Woodcocks Restaurant, Harbour Lights Bar & Restaurant and a select range of local businesses. Burton Waters is situated off the A57 with good road-links to the A46 and A15. Lincoln is approximately four miles to the west.





## DESCRIPTION

Unit 2 Marine Studios, Burton Waters is a high quality three-storey mid-terrace Office Building located on the popular and sought-after Marine Development of Burton Waters, situated off the A57, with good road-links to the A46 and A15. Presented to a high specification throughout, with office accommodation with Open-Plan Office Space together with Private and Meeting Rooms. In addition, there is Kitchen and Toilet Facilities. The Offices benefit from air-conditioning. The floor area extends to 110 sq.m (1,189 sq.ft) plus staff areas and seven car parking spaces. The property is also available to let and further details are available upon request.

## ACCOMMODATION

The well-presented accommodation is arranged over three floors, with access on the ground floor to a Reception Area with Inner Hallway providing access to the Meeting/Board Room, Kitchen and Toilet Facilities.

A staircase provides access to first floor level where there is a large Open-Plan Office and Separate Office. A further staircase provides access to the second floor where there is further Open-Plan Office Space.

Air-conditioning units are installed to the individual Offices. The Office accommodation extends to 110 sq.m (1,189 sq.ft) plus additional Staff Accommodation with a Kitchen of 14.7 sq.m (158 sq.ft), a Disabled/Ladies WC and Gents WC.

## OUTSIDE

There are seven allocated parking spaces provided.

## SERVICES

Mains water, drainage, gas and electricity are connected to the property, but interested parties are advised to make their own enquiries with the relevant service providers.

## EPC RATING

B(50) Valid until 5th January 2031.

## TENURE

Long Leasehold. The Vendor has advised that the Ground Rent is included within the Service Charge.

## SERVICE CHARGE

Service Charge is payable to contribute towards the upkeep and maintenance of the common areas of Burton Waters. For the period 1st January 2021 to 31st December 2021 it is £3,011.83 plus VAT. Further details can be provided upon request.

## BUSINESS RATES

The office suite has been recently reassessed for the Business Rates by the Valuation Office and is understood to be £10,750.

Dependent upon individual circumstances, Small Business Rates Relief may be available and all enquiries should be directed to the Local Authority, West Lindsey District Council.





#### VAT

VAT is payable on the purchase price.

#### LEGAL COSTS

Each party are responsible for their own legal costs in connection with this transaction.

**VIEWINGS** - By prior appointment through Mundys.

#### NOTE

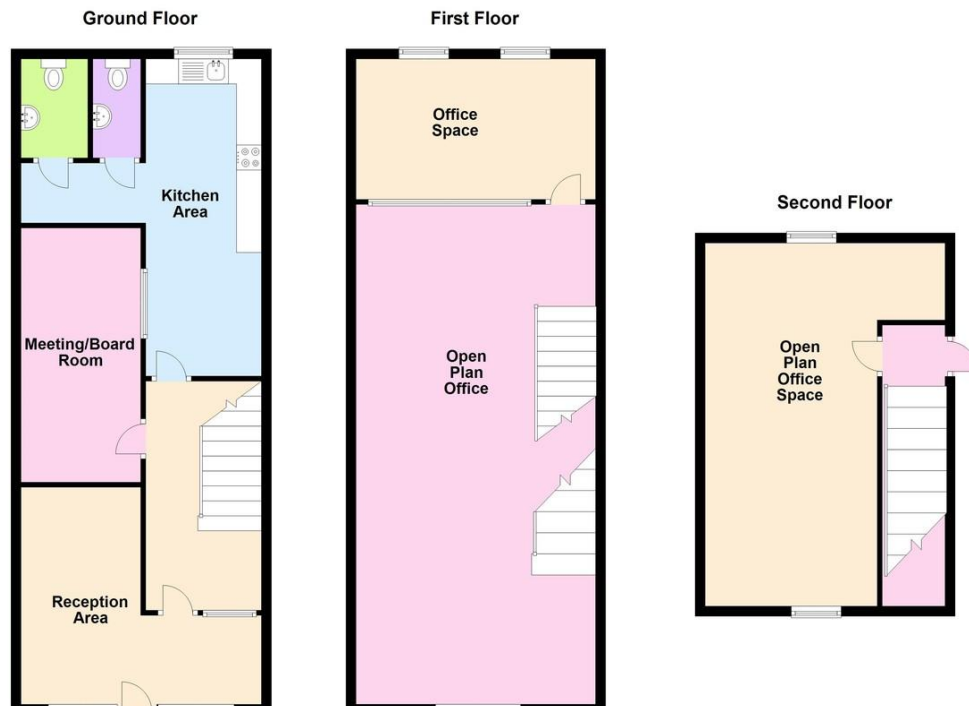
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### 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.

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29-30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[commercial@mundys.net](mailto:commercial@mundys.net)  
01522 556088

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