



Ground Floor Office Suite To Let

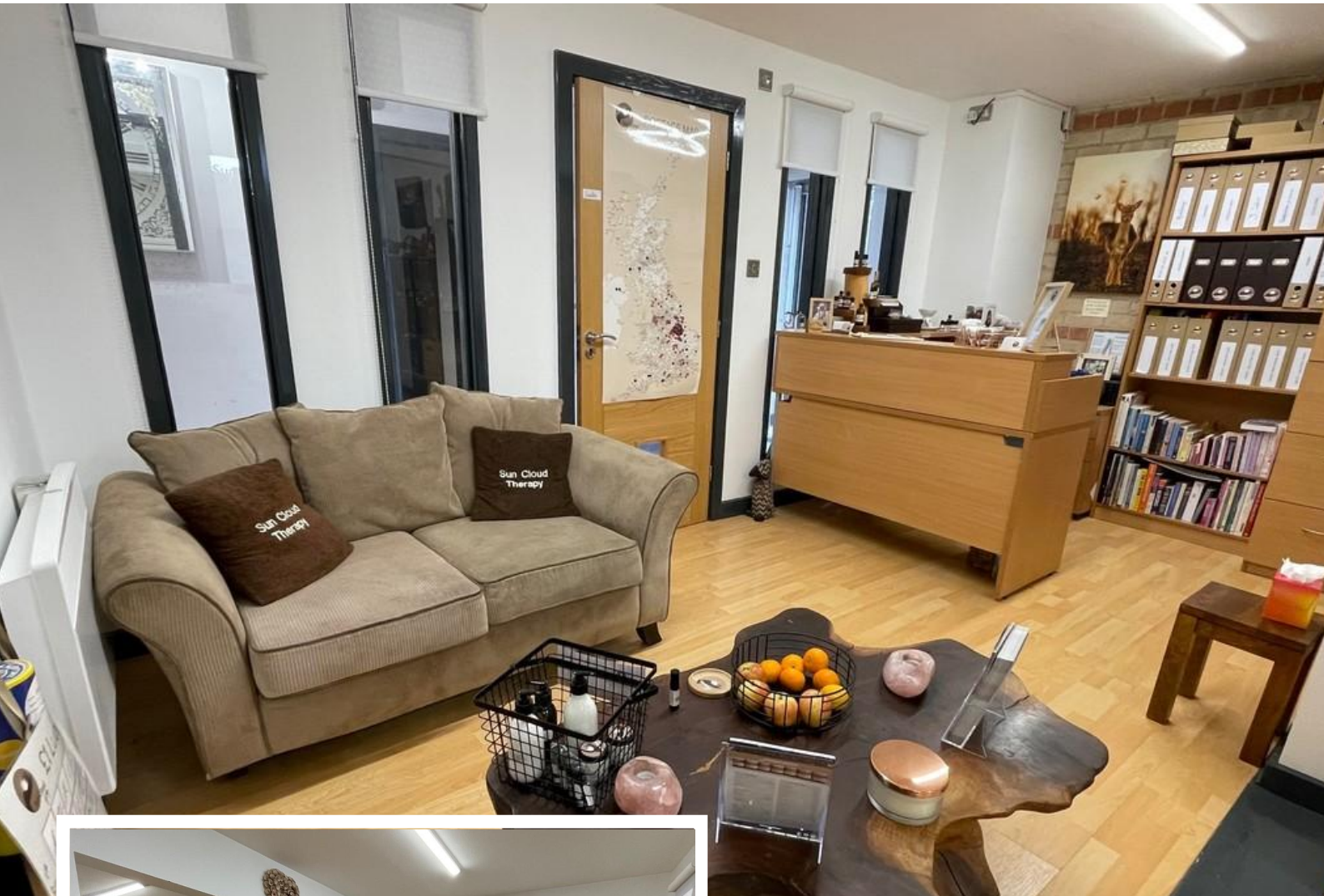
The Old Pumping Station, Great Northern Terrace, Lincoln, LN5 8HN

£5,400 Per Annum

We are pleased to offer this Ground Floor Office Suite within this attractive Period Building, located within the Great Northern Terrace business district, on the eastern fringe of Lincoln City Centre. The office suite is very well-presented and would suit a variety of business uses, having most recently been used as consulting rooms. The accommodation comprises a General Reception Area, Open-Plan Treatment Room/Office and Private Office/Store, which, in total, extends to 33.8 sq.m (365 sq.ft). Being at ground floor level, the accommodation is fully disabled access compliant and the rent payable includes heating, electricity, water and allocated car parking.



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DIRECTIONS

From our office on Silver Street, head east on Silver Street (B1003) towards Broadgate (A15). Turn right heading down Broadgate and then turn left onto Kesteven Street (A57). At the traffic lights turn right onto Great Northern Terrace and The Old Pumping Station can be found on your left hand side.

LOCATION

The Old Pumping Station is located on Great Northern Terrace, on the eastern fringe of Lincoln City Centre, close to the Lincoln Transport Hub. This area is a popular and established business district and now has excellent communication links into the City Centre via the East West Tentercroft Street Link Road.

ACCOMMODATION

This well-presented, contemporary accommodation comprises a large open-plan Reception Area (2.5m x 5m), which leads into a Treatment Room/Office (3.5m x 3.8m) and in addition, there is a private Office/Store (3.5m x 2.3m).

SERVICES

The rent includes heating, electricity and water. There are shared Kitchen and WC Facilities at ground floor level within the building.



EPC RATING – D

LETTING TERMS

The accommodation is available on flexible licence agreement terms for a period to be agreed.

BUSINESS RATES

To be confirmed. It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

VAT

VAT is payable in addition to the rent.

LETTING FEES

The ingoing Tenant is responsible for a referencing fee (£100 inc VAT per person named on the agreement) and a deposit, equivalent to one month's rent will be payable at the start of the tenancy.

NOTE

The contents within the photographs belongs to the previous Tenant and is not included within the letting.

VIEWINGS

By prior appointment through Mundys

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

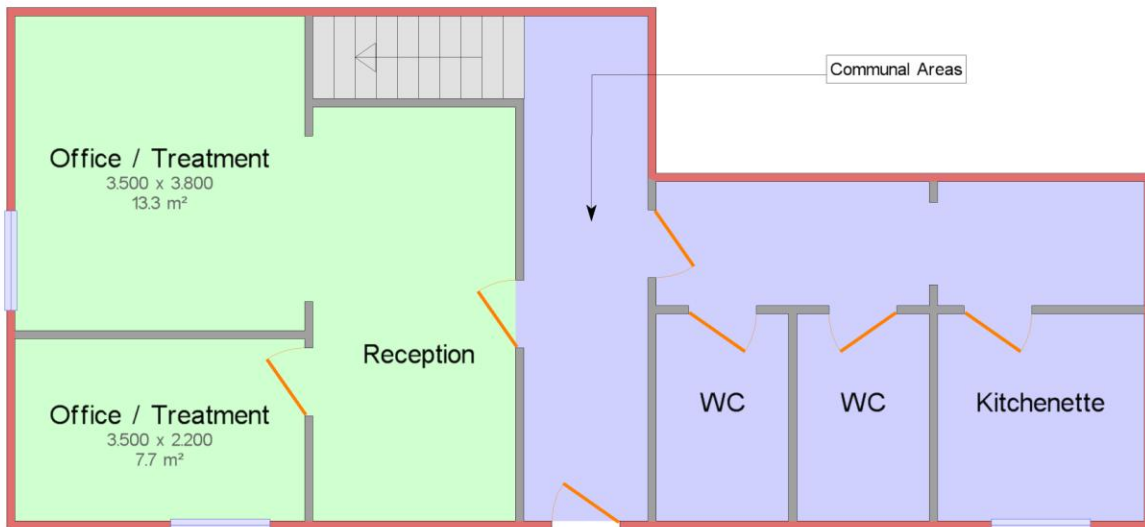
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

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.

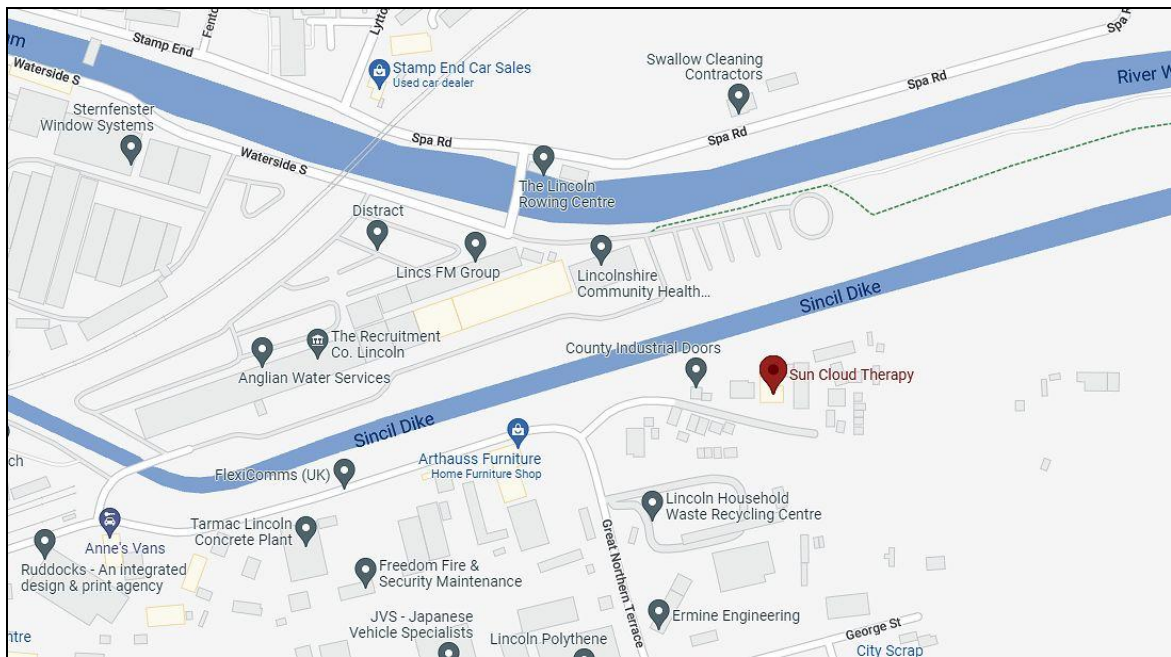
Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Floor Plan - Ground Floor Studio, The Old Pumping Station

Gross internal area: 713 m² (767.1 ft²)



Drawings are for illustrative purposes only.
Produced using Quick Sketch 3.17.2w



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

