

TO LET

OFFICE

FIRST FLOOR, NEWLAND HOUSE

THE POINT OFFICE PARK, LINCOLN
LN6 3QN



From: 1,912—3,824 SQ FT (177.7—355.3 SQ M)

- High quality, modern air conditioned offices.
- Situated within popular office development.
- Accessible location, just off Lincoln's A46 Bypass
- On-site allocated parking for 22 cars.

RENT FROM: £37,500 - £75,000 per annum (inclusive of Rates, Electricity, Gas, Water, Service Charge)

OFFICE

NEWLAND HOUSE

LOCATION

Newland House is part of the Point at Lincoln Office Park, which is located to the south west of the city centre, just off the Lincoln A46 bypass.

Accessibility is excellent with the dualled A46 linking to the A1 at Newark and the Lincoln bypass providing easy access to all parts of the city and general road network.

DESCRIPTION

Newland House is a two storey detached modern office building, having dedicated on-site parking and passenger lift to the first floor.

The office space available is situated on the first floor, with access through a communal entrance on the ground floor, providing a "meet and greet" reception service.

The first floor is predominantly open plan, consideration will be given into splitting the first floor in two, to provide two suites of approx. 1,912 sq ft (177.7 sq m).

ACCOMMODATION

	SQ FT	SQM
Office		
Total net internal area	3,824	355.2
Shared WC and Kitchen facilities		
Allocated parking 22 Cars		
Potential to split suit in two, to provide two suites of 1,912 sq ft (177.7 sq m)		

SERVICES

Mains electricity (including three phase), water and drainage are available to the property. None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

RATEABLE VALUE

Inclusive within the service charge.

TERMS

Available to let by way of a new full repairing and insuring lease for a term to be agreed.

RENT

From £37,500 to £75,000 per annum (inclusive of Business Rates, Electricity, Gas, Water, Service Charge, Building's Insurance, Refuse Disposal, Common Area Cleaning).

VAT

The rent quoted in these particulars is exclusive of VAT. At the time of preparation of these particulars (August 2018) we understand that the landlord has elected to charge VAT.

ENERGY PERFORMANCE ASSET RATING

Please refer to page 3 of brochure.

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs of preparing and negotiating the lease documentation.

FURTHER INFORMATION / VIEWING

For further information or to arrange a viewing please contact sole agents Lambert Smith Hampton:

Matt Johnson BSc (Hons) MRICS

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Energy Performance Certificate

Non-Domestic Building

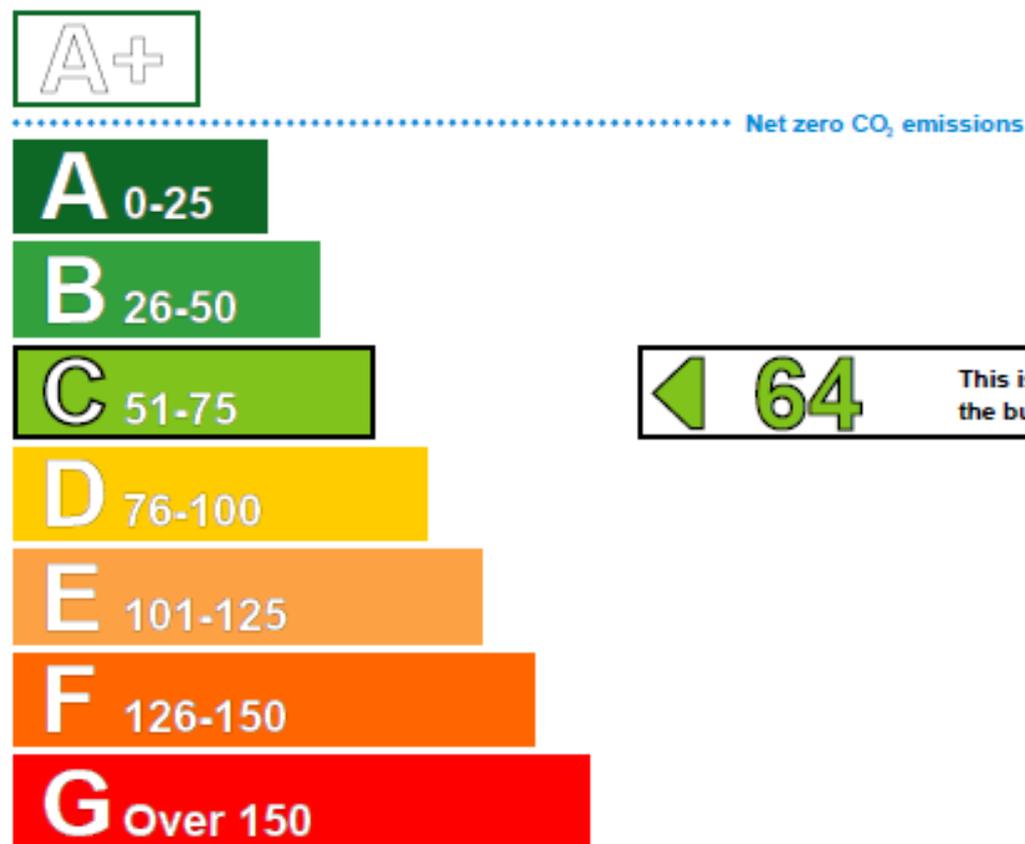
Nicholson & Co
Newland House The Point, Weaver Road
LINCOLN
LN6 3QN

Certificate Reference Number:
0880-0431-1460-4892-9096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



◀ **64** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	1098
Building complexity (NOS level):	4

Benchmarks

Buildings similar to this one could have ratings as follows:

67	If newly built
143	If typical of the existing stock