

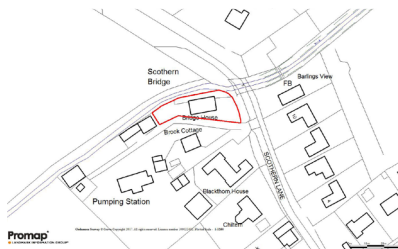
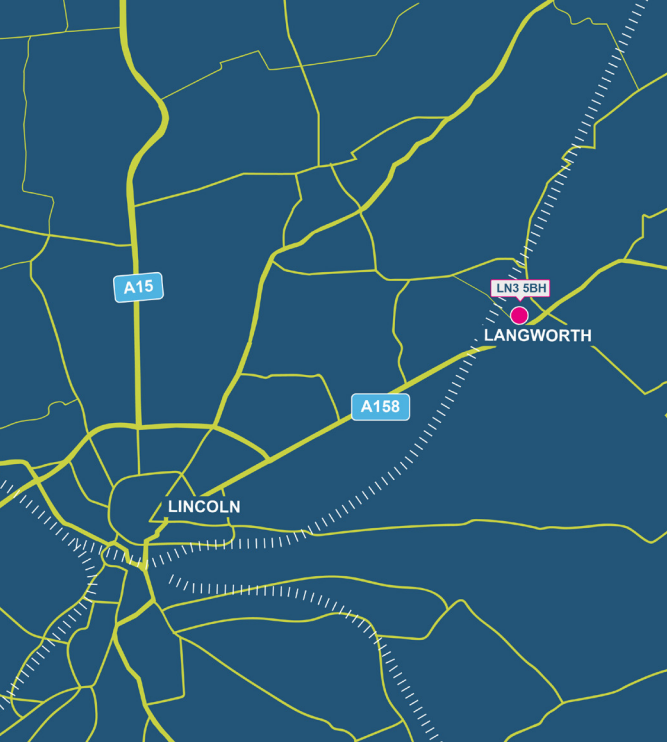


**BANKS  
LONG&Co**

**BRIDGE HOUSE, SCOTHERN LANE, LANGWORTH,  
LINCOLN, LN3 5BH**

- State of the art eco office
- 160 sq m (1,721 sq ft)
- A range of green features
- Additional sectional office
- Ample car parking
- **FOR SALE/TO LET**





## LOCATION

The property is located fronting Scothern Lane to the north of Langworth village centre being largely neighboured by residential abodes, however, with views over countryside to the north.

Langworth is located about 7 miles east of Lincoln and 5 miles west of Wragby.

## PROPERTY

The property comprises a striking two storey detached modern office that utilises a range of green technologies to significantly reduce energy costs, carbon emissions and fresh clean water reliance. These include PV solar panels, water solar panels, rainwater harvesting, high levels of external insulation, air source heat pumps, mechanical heat recovery ventilation systems, ultra low energy LED lighting with movement sensors, sustainable construction wherever possible, energy monitoring and management system.

Internally the accommodation is sub-divided to provide a range of office, staff and WC facilities over ground floor and first floor levels with platform lift and stair access. The accommodation is generally finished with carpet tiled floors, painted plastered walls and ceilings with spot lighting, air conditioning, floor boxes and perimeter trunking. Externally there are parking spaces to the south and east. There is also a further sectional style temporary office building located to the west.

**EPC Rating: A20**

## ACCOMMODATION

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that the property has the following floor area:

Ground Floor	83 sq m	(894 sq ft)
First Floor	77 sq m	(827 sq ft)
<b>Total NIA:</b>	<b>160 sq m</b>	<b>(1,721 sq ft)</b>

The sectional building is an additional 56 sq m (599 sq ft) and the site extends to 0.07 hectares (0.17 acres).

## SERVICES

We understand that mains supplies of water, electricity and drainage are available and connected to the property. Interested parties are advised to make their own investigations to service providers.

## TOWN AND COUNTRY PLANNING

We are advised by the Local Planning Authority that the property has consent for uses falling within Class B1 (Office) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

## RATES

**Charging Authority:** West Lindsey District Council  
**Description:** Offices and Premises  
**Rateable value:** £13,500  
**UBR:** 0.479  
**Period:** 2017-2018

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## TENURE

The freehold interest of the property is available **for sale** with vacant possession. Alternatively our clients may consider offering the property **to let** by way of a new lease.

## PRICE/RENT

Price - OIRO **£225,000**

Rent - **£15,500 per annum exclusive**

## VAT

VAT may be applicable in addition to the rent/price.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

**VIEWINC:** To view the premises and for any additional information please contact the sole agents.

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**Ref.** 3216/2017