

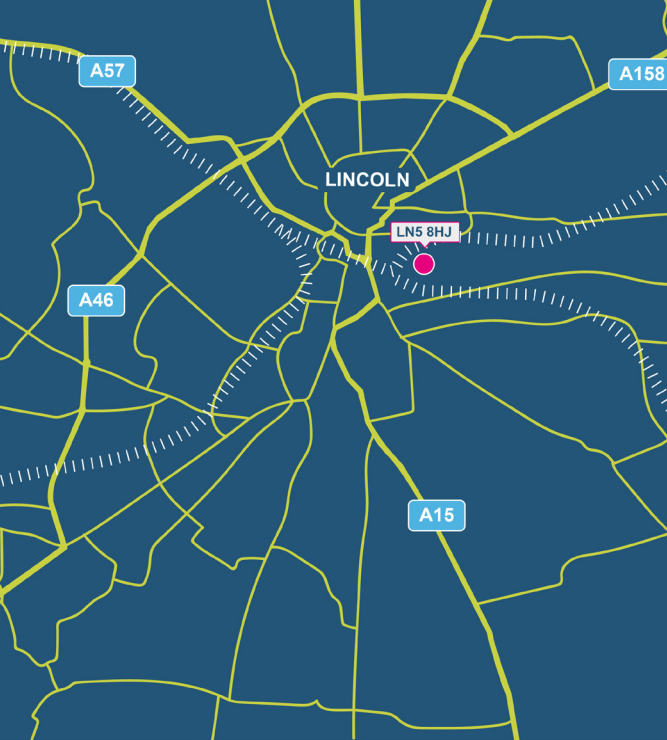


# BANKS LONG&Co

SOMER HOUSE, GREAT NORTHERN TERRACE,  
LINCOLN, LN5 8HJ

- High standard of fit-out/specification
- 548 sq m (5,900 sq ft) to 1,942 sq m (20,892 sq ft)
- Self-contained site
- Ideal for expanding businesses
- Established and accessible location
- **TO LET**





## LOCATION

The property fronts Great Northern Terrace, a short distance to the east of Lincoln City Centre. The location will benefit from improved accessibility following completion of the Lincoln Eastern Bypass in 2020.

## PROPERTY

The property comprises an extended business unit providing industrial premises with extensive two storey offices. The warehouses have suspended lighting, concrete floor, gas warm air blower heating and vehicular access doors. No. 84 has a minimum working height of 4.5m and No. 86 has a minimum working height of 5.7m. There is additional mezzanine storage.

The offices provide a range of open plan and private rooms, staff and WC facilities with feature reception area and lift/stair access to the first floor. The accommodation is finished to a high standard with a mixture of tiled and carpeted floors, painted plastered walls, suspended ceilings incorporating LV3 lighting and air conditioning in part.

## ACCOMMODATION

Having measured the property in accordance with the prevailing RICS measurement guidance, we calculate that it provides the following Gross Internal Area.

84: Warehouse GIA	397 sq m	(4,269 sq ft)
Offices GIA	557 sq m	(5,992 sq ft)
Plus mezzanine	197 sq m	(2,119 sq ft)
86: Warehouse GIA	548 sq m	(5,900 sq ft)
Plus mezzanine	243 sq m	(2,612 sq ft)

**Total combined GIA: 1,502 sq m (16,161 sq ft)**  
Total mezzanine: 440 sq m (4,731 sq ft)

The premises are available for occupation as either a whole or part.

## SERVICES

We understand that all mains services are available and connected to the property. Interested parties are therefore encouraged to make their own enquiries with the relevant service providers.

## TOWN AND COUNTRY PLANNING

We are advised by the Local Planning Authority that the property has established consent falling within Class B1 (Light Industrial/Offices) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to discuss their proposals for the site with the Local Planning Authority.

## RATES

**Charging Authority:** City of Lincoln Council  
**Description:** Warehouse and Premises  
**Rateable value:** £59,500  
**UBR:** 0.504  
**Period:** 2019-2020

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 premises are available **To Let** as a whole or in part by way of a new Full Repairing and Insuring lease for a term to be agreed.

## RENT

**£65,000 per annum exclusive** for the whole

## VAT

VAT may be charged in addition to the rent at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

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

**Contact:** Harry Hodgkinson  
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**Ref.** 2780/2019E