



Proposed View

**BANKS  
LONG & Co**



**LIME COURT OFFICE PARK, LIME KILN WAY, LINCOLN**

*Design & Build Offices*

- 232 sq m (2,500 sq ft) to 1,394 sq m (15,000 sq ft)
- Quick access to the A46 Lincoln Bypass and the City Centre
- Landscaped business park environment
- Postcode: LN2 4US
- A range of complementary nearby amenities
- To Let / May Sell





## LOCATION

The development is situated fronting Lime Kiln Way just off Greetwell Road close to its junction with the busy Outer Circle Road. The position is to the east of Lincoln City Centre and provides swift access to the A46 bypass. Accessibility will be further improved in coming years with the construction of the proposed Eastern Bypass extension.

The A46 provides links to major routes in and out of Lincoln including Newark/A1 (18 miles south west) and Scunthorpe/M180 (27 miles north). The property is neighboured by the Education Business Partnership Headquarters at Welton House and the Greetwell Place serviced office facility. It is also very close to the Lincoln County Hospital campus.

## PROPERTY

The development will comprise a range of detached three storey office buildings finished with high quality brick and glazed elevations and further double glazed powder coated aluminium framed window and door fittings. The interior of the buildings will be finished to a Grade A standard incorporating carpeted floors, painted plastered walls, suspended ceilings incorporating inset lighting and air conditioning units.

Externally, the buildings will be allocated an appropriate number of car parking spaces with common areas including complementary landscaping that will provide a high quality uniform business park environment.

## ACCOMMODATION

Units can be made available of between 232 sq m (2,500 sq ft) and 1,394 sq m (15,000 sq ft)

## SERVICES

Mains supplies of water, drainage and electricity are to be made available and connected to the buildings. Interested parties are advised to make their own investigations to the utility service providers.

The Money Laundering Regulations 2007 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

## TOWN AND COUNTRY PLANNING

We have been advised by the Local Planning Authority that the site is allocated for employment purposes with an anticipation of planning consent for uses falling within Class B1 (Office) of the Town & Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations to the Local Planning Authority.

## RATES

**Charging Authority:** Lincoln City Council

**Description:** To be assessed

**Rateable value:** To be assessed

**UBR:** 0.497

**Period:** 2016 - 2017

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 accommodation will be made available on a design and build basis either For Sale freehold or To Let on occupational lease terms.

## PRICE/RENT

Terms are available upon application.

## SERVICE CHARGE

A service charge may be levied to cover the upkeep, maintenance and repair of any common parts of the development.

## VAT

VAT may be charged in addition to the sale price / rental at the prevailing rate.

## LEGAL COSTS

In the event of a freehold sale, each party is to be responsible for their own legal costs incurred in documenting the transaction.

In the event of a leasehold disposal, the ingoing lessee is to be responsible for both parties' proper and reasonable costs incurred in documenting the transaction.



Second Floor Layout Plan



First Floor Layout Plan



Ground Floor Layout Plan



South Facing Elevation



East Facing Elevation

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

**Contact:** William Wall

**T :** 01522 544515

**E :** [william.wall@bankslong.com](mailto:william.wall@bankslong.com)

**Ref.** WW/CD/8642/L15

**Contact:** Michael Shield

**T :** 01142 571000

**E :** [michael.shield@shieldgroup.uk.com](mailto:michael.shield@shieldgroup.uk.com)