99Home Ltd.
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Office In Marine Studios , Lincoln, LN1 2UA

£1,500 Monthly











SHORT DESCRIPTION

Property Ref: 17681 Marine Studios is a modern, three-story office building situated at Burton Waters with easy access to central

Lincoln and A46. The accommodation layout is as follows: Ground Floor - Entrance lobby, board room, kitchen, and 2x WC.. First Floor - large office and open plan area Second floor - open plan area with comms cabinet The property benefits from: - 7 allocated on-site car parking spaces - 2 visitor parking spaces - Tranquil marina environment - 24-hour security - Air conditioning on each level - Gas central heating Size The total area of the property is circa 1400 sq ft. The rateable value is £10,750 so falls within the range eligible for 100% small business rate relief. Tenure This will be by way of new effectively Full Repairing and Insuring lease terms for a period to be agreed. Service Charge A service charge will be payable in addition to the rent to cover the upkeep, maintenance, and repair of all common parts of Burton Waters as well as 24-hour security. VAT will be charged in addition to the rental at the prevailing rate. Property Type: Office Full Renting price: £1500.00 Pricing Options: Fixed Price EPC rating: B Measurement: 1400 sq.ft. Parking: Allocated Heating Type: Air Conditioning, Gas Central Heating ----------

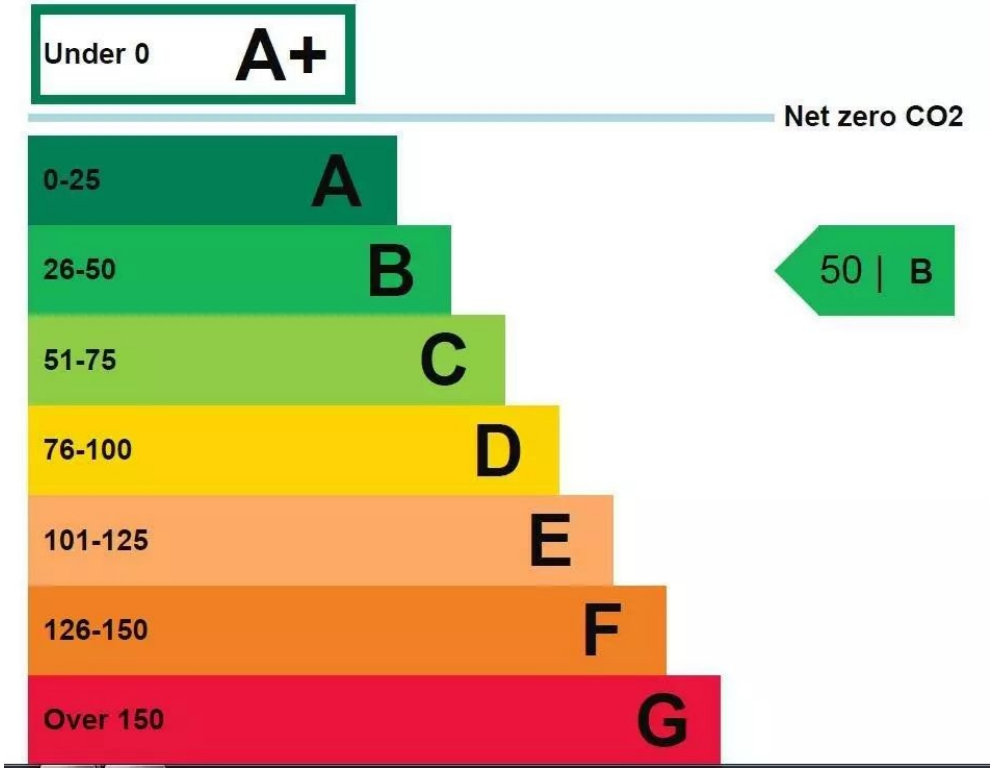
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Bed Room(s)	**Bath Room(s)**	**Living Room(s)**

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.



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