



Saracen House, City Office Park, Crusader Road, Lincoln  
LN6 7AS

#1236265/2026A

Eddisons

# SARACEN HOUSE

CITY OFFICE PARK, CRUSADER ROAD, LINCOLN, LN6 7AS



Agreement

To Let



Detail

Ground Floor Office Suite with  
Parking



Rent

£46,000 pax



Size

432 sq m (4,659 sq ft)



Location

Lincoln, LN6 7AS



Property ID

#1236265/2026A

**For Viewing & All Other Enquiries Please Contact:**



**JASPER NILSSON**

MSc

Surveyor

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## Property

The property comprises a modern ground floor office providing open plan and private office accommodation, including various meeting rooms, a staff kitchen and WC facilities.

Internal finishes include carpeted floors, painted plastered walls, suspended ceilings incorporating inset lighting, perimeter trunking and gas central heating served radiators.

Externally, the property benefits from allocated car parking.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Total NIA	432	4,659

## Energy Performance Certificate

Rating: B45

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

## Rates

**Charging Authority:** Lincoln City Council  
**Description:** Office and Premises  
**Rateable Value:** £44,250

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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 property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

**£46,000 per annum exclusive**

## Service Charge

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

## VAT

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

## Legal Costs

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

## Anti-Money Laundering

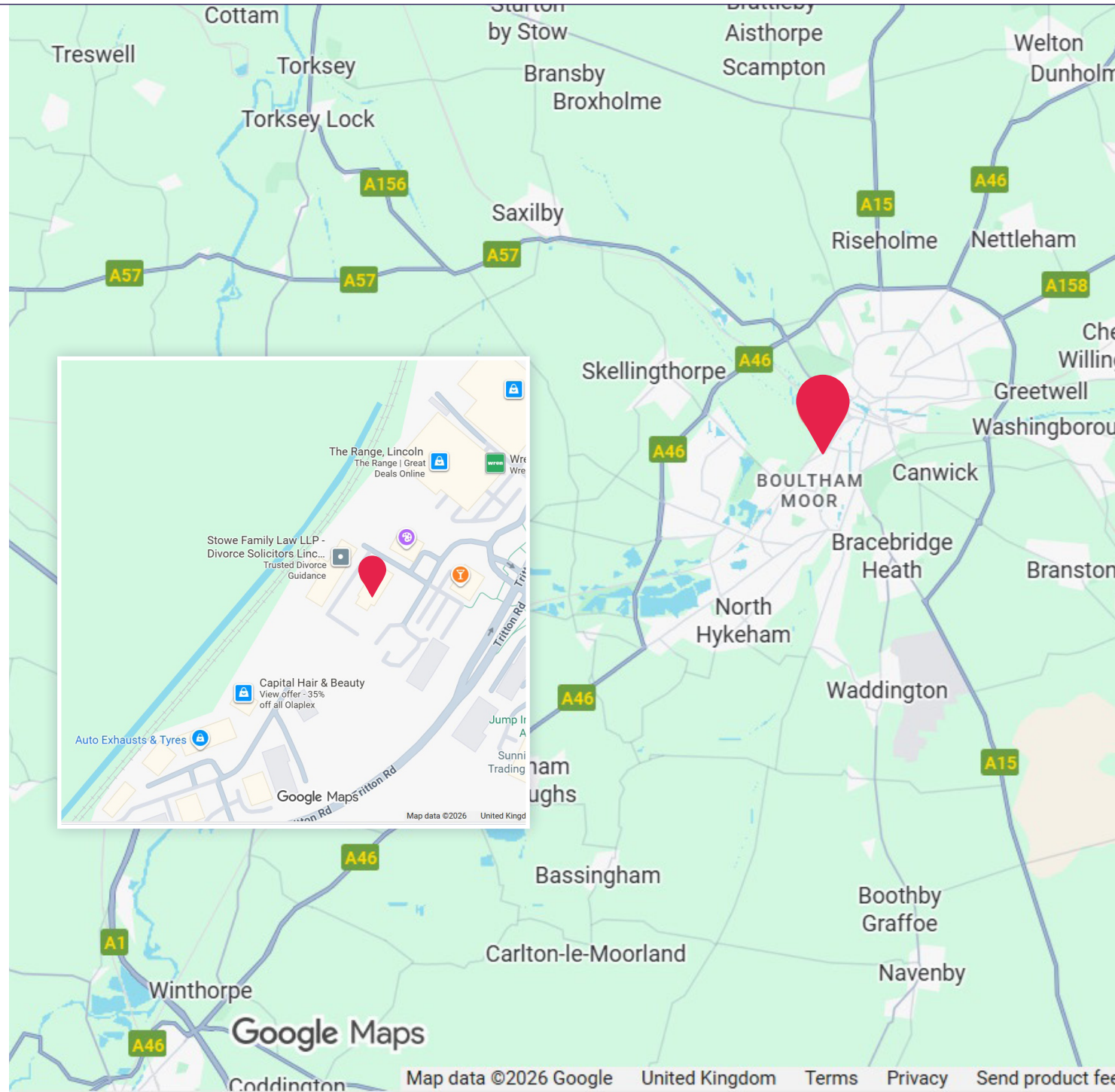
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The property is located adjacent to Valentine Retail Park on Crusader Road, off Tritton Road, 1.7km from Lincoln City Centre and 1.9km from Lincoln High Street. The office park is surrounded by a range of shopping and leisure amenities.

Immediately to the west is the new access road to the Charterholme, which is under construction and will eventually provide 3,200 homes and further commercial premises.

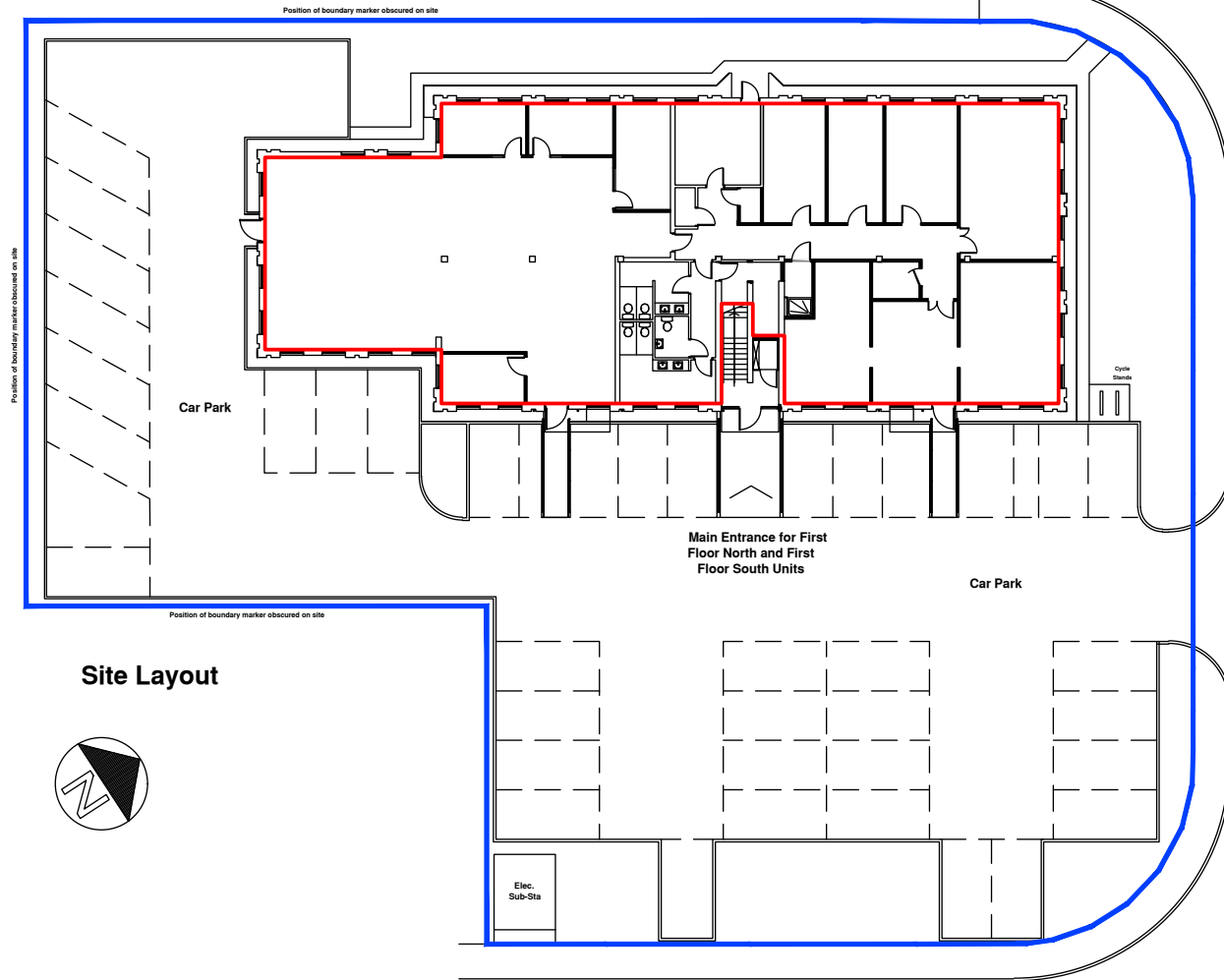
The location also provides ease of access to the Lincoln Bypass, which in turn leads to the A46 dual carriageway and A1 thereafter.



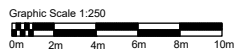


Google Maps





## Site Layout



## Property Demise Plan

Rev.	Date	Description	APP.

Document Status: Final  
Purpose of Issue: Demise Plan

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Project Title:  
Saracen House  
Lincoln  
LN6 7AS

Drawing Title:  
Saracen House Demise Plan

Client:

Office ID: 833 Scale: A3 Date: 13/01/2026 Drawn: JAH Checked: JN

012026 EDD ZZ ZZ A 01226

Project ID Originator Volume Level Type File Day No. Revision

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