

PROMINENT OFFICES

TO LET



3 Crusader Road, Lincoln
LN6 7AR

#1221641/2024J

Eddisons

3 CRUSADER ROAD

LINCOLN, LN6 7AR



Agreement

To Let



Detail

Prominent Office



Rent

£15,000 - £100,000 pax



Size

141.12 - 998.26 sq m
(1,519 - 10,745 sq ft)



Location

Lincoln, LN6 7AR



Property ID

#1221641/2024J

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a detached office building providing accommodation over two floors, with lift/stair access and ancillary staff/WC facilities.

The offices provide a range of open plan suites and private offices finished with inset lighting/air conditioning, carpet flooring, suspended ceilings and painted plastered walls throughout.

There is a self-contained car park with 70 car parking spaces.

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 ²	ft ²
GF Suite 1	141.12	1,519
GF Suite 2	275.27	2,963
FF Suite 1	142.14	1,530
FF Suite 2	344.76	3,711
Total NIA	998.26	10,745

Energy Performance Certificate

Rating: 74C

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).

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

Rates

Charging Authority: City of Lincoln Council
Description: Office and Premises
Rateable value: £97,000

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

GF Suite 1 - £15,000 per annum exclusive

GF Suite 2 - £28,500 per annum exclusive

FF Suite 1 - £15,000 per annum exclusive

FF Suite 2 - £35,000 per annum exclusive

Whole building - £100,000 per annum exclusive

Service Charge

A service charge may be levied to cover any common part expenditure for the wider business park.

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.

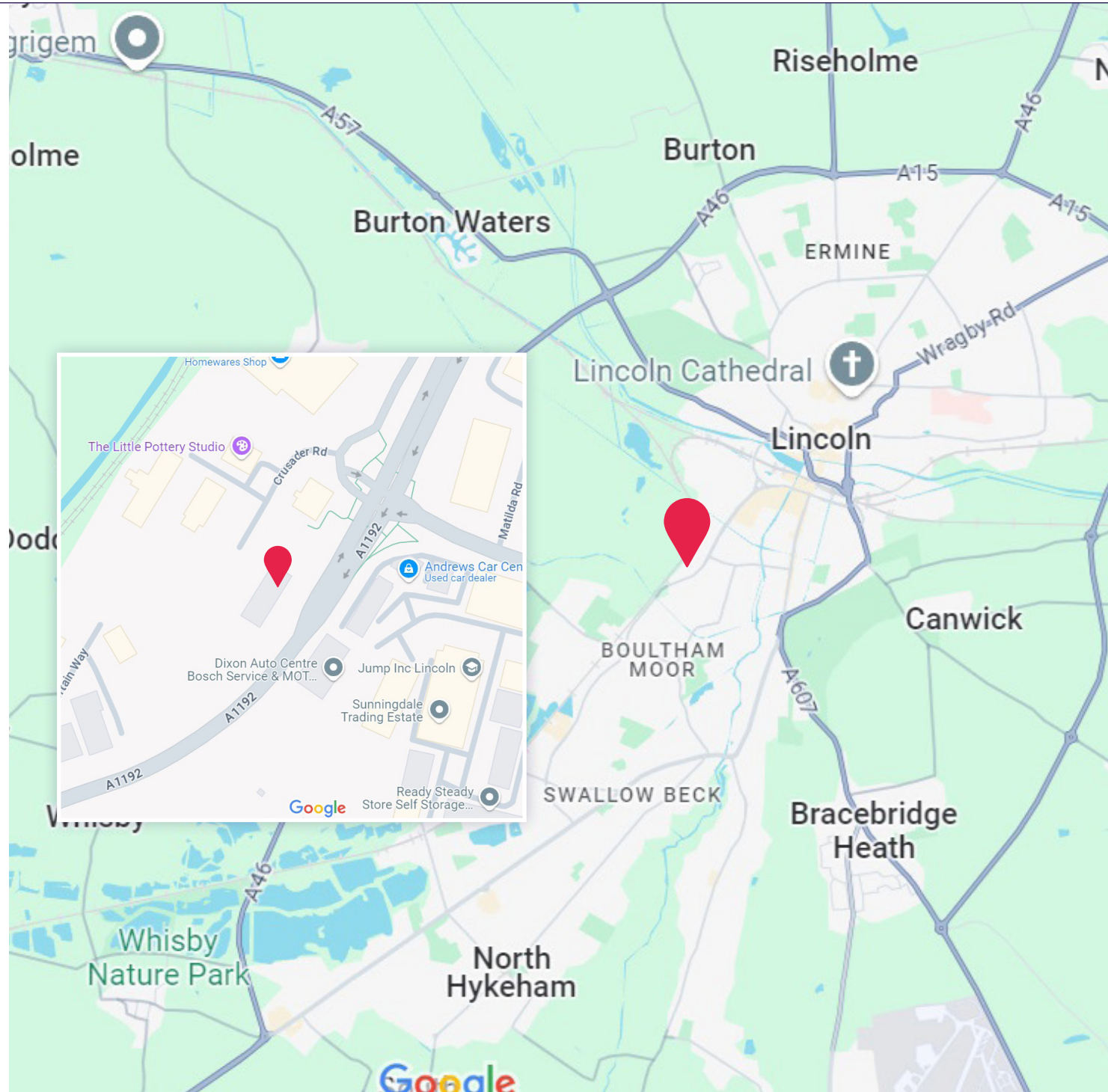
Anti-Money Laundering

In Accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

Location

The property is located just 1.7km from Lincoln City Centre and is adjacent to Valentine Retail Park on Crusader Road, which houses many national retailers. The office park is surrounded by a range of other shopping and leisure amenities.

The location provides quick access to the Lincoln bypass, which in turn leads to the A46 dual carriageway and A1 thereafter.







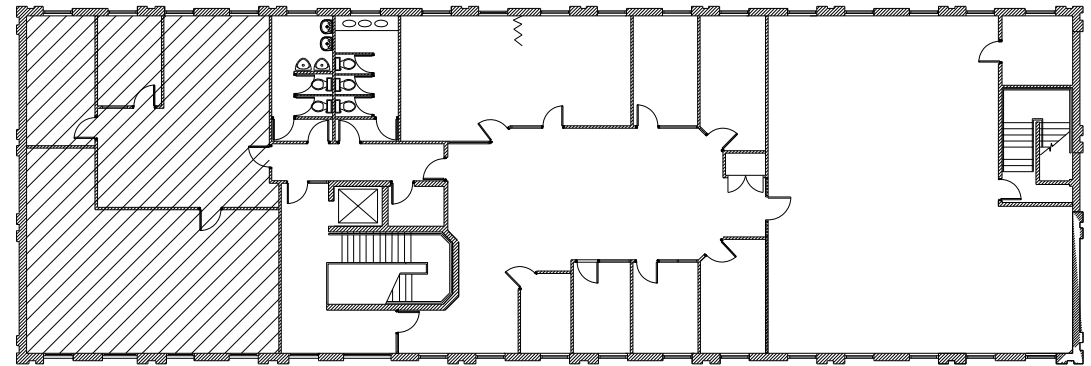
KEY

DESK OCCUPANCY			
BM	= Branch Manager	ABM	= Assistant Branch Mngr
CM	= Cash Manager	POD	= POD operator
REC	= Reception	PB	= Personal Banker
LBM 3/4/5	= Local Business	PREM	= Premier Banking
BFP	= Barclays Financial Planner	BHF	= Barclays Home Finance
SBO	= Student Banking Officer	MU	= Multiple Use
COMMUNICATIONS OCCUPANCY			
Desktop Phone			
SP	= Service Phone	L	= Lift Phone
CMB	= Call My Branch	S	= Spider Phone
CO	= Coordinator		
Desktop PC			
TW	= One World	AF	= Advisor Finder
T	= Training		

NOTE
 This drawing has been prepared from historical information that cannot be guaranteed accurate. Responsibility is not accepted for errors made by others. In scaling from this drawing, all construction information should be taken from figured dimensions only. All dimensions should be checked on site prior to the manufacture of any components.

HATCHING

	New Secure partition wall		Amtico Stone Effect Flooring
	New Fire Resistant Secure Partition wall		Amtico Steamed Ash Flooring
	New Partition wall		Barrier matting
	New Fire Resistant Partition wall		2008 Hard Flooring 1200x600
	Book Room Secure wall		2008 Hard Flooring 600x300
	Existing Partition wall		Area Not In scope
	Solid wall		
	Dry Lining		



DATE: REV: DRAWN: CHECKED: NOTES:

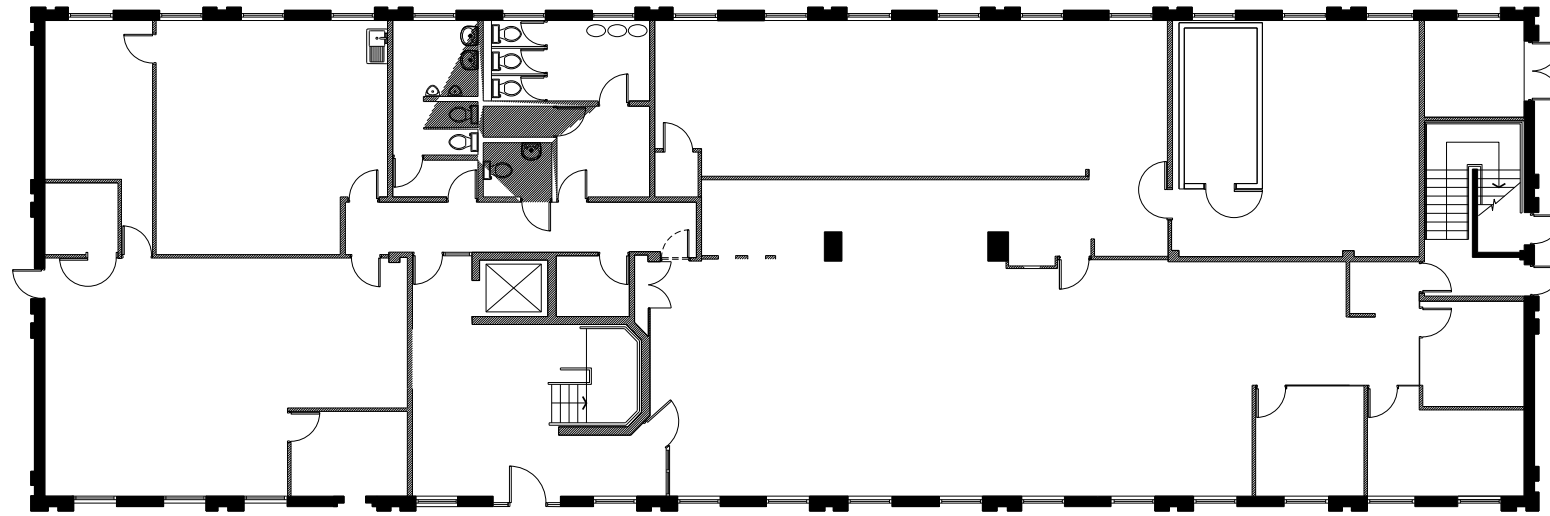


Project
LINCOLN TRITTON ROAD
 CITY OFFICE PARK
 TRITTON ROAD, LINCOLN
 LN6 7AR
 PIM No.14391

Drawing Title
**FIRST FLOOR LAYOUT
 AS FIXED
 REFRESH 2010**

Branch Sort Code 20-50-21	Branch ID 00	Supplier Project No	
Scale 1:200@A3	Drawn MCK	Checked AJB	Date AUG '10
Drg.No 174-166-291	Revision		
Barclays FM Project No.			

Area Schedule (m ² and ft ²)	Old Customer		New Customer		Existing Bank Office		New Bank Office		Other Bank Area		Customer Gals		Internal Area		Gross Area	
	(m ²)	(ft ²)	(m ²)	(ft ²)	(m ²)	(ft ²)	(m ²)	(ft ²)	(m ²)	(ft ²)	(m ²)	(ft ²)	(m ²)	(ft ²)	(m ²)	(ft ²)
Ground	207.19	2230	207.19	2230	328.81	3538	328.81	3538	42.31	456	0	0	284.34	3090	631.02	6792
F1st	136.44	1460	136.44	1460	325.69	3500	325.69	3500	82.31	886	0	0	386.25	4171	816.55	8697
Total Area	343	3720	343	3720	654	7038	654	7038	124	1342	0	0	670.59	7261	1447.57	15489



- Notes: All dimensions should be checked on site prior to the manufacture of any components. No services should pass through or over the Boxes & Parcels room. No sprinklers to be located in the Correns Room.
- HATCHING**
- New Secure Partition wall
 - New Partition wall
 - Book Room Secure wall
 - Existing Partition wall
 - Structural wall
 - Area not in scope
 - Barrier Matting
 - Banking Hall Vinyl Flooring
 - Staff Room Vinyl Flooring

AS FIXED

CONFIDENTIAL



Project

LINCOLN TRITTON RD

CITY OFFICE PARK
TRITTON ROAD, LINCOLN
LN6 7AR
PIM No.14391

Drawing Title

GROUND FLOOR LAYOUT
AS FIXED
MINOR WORKS ONE OFF 2022

Branch	Sort Code	Branch ID	Supplier	Project No
20-50-21	00	00	BY1081780-070	
Scale	Drawn	Checked	Date	
1:100@A2	PC	-	23/11/2022	
Dwg.No	BY1081780-070_002		Revision	
			-	

Architectural Practice: ISC Design Hub