



Ground Floor Suite, The Maltings, Brayford Wharf East, Lincoln
LN5 7AY

#1237080/2026B



Ground Floor Suite, The Maltings

Brayford Wharf East, Lincoln, LN5 7AY



Agreement

To Let



Detail

City Centre Offices



Rent

£58,500 pax



Size

425 sq m (4,578 sq ft)



Location

Lincoln, LN5 7AY



Property ID

#1237080/2026B

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

The property comprises a self-contained ground floor office suite located within a landmark building, which provides open plan accommodation finished with carpeted solid floors, painted plastered walls, perimeter trunking, suspended ceilings incorporating LG3 lighting and comfort cooling/heating.

The premises have allocated staff and WC facilities with the potential for 5 car parking spaces to the rear (available by way of separate negotiation).

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
Total NIA	425	4,578

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).

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

Rates

Charging Authority: City of Lincoln Council
Description: Offices and Premises
Rateable value: £58,000

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

£58,500 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. Buildings insurance will be charged in addition. Further details available on request.

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.

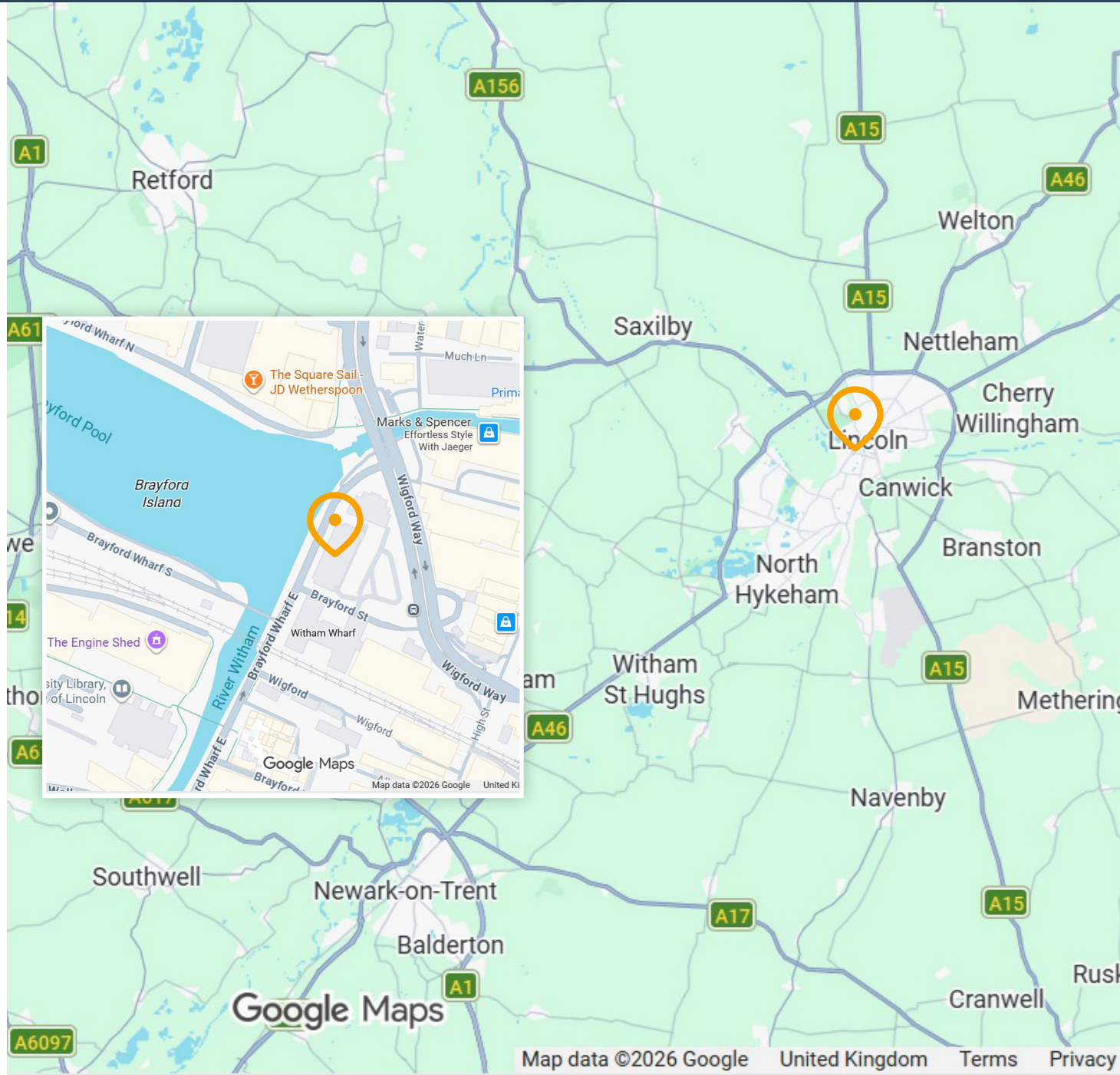
Anti-Money Laundering

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

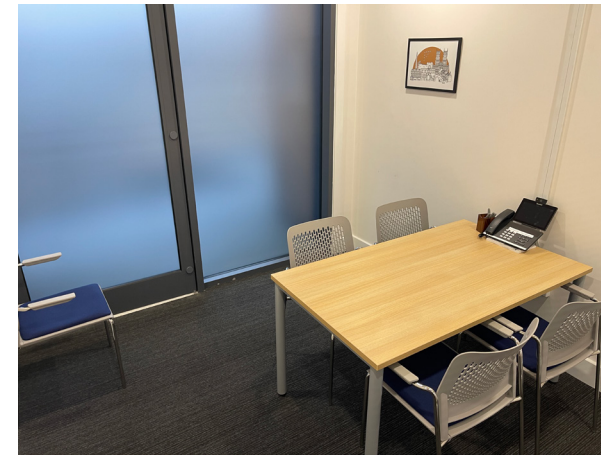
The Maltings enjoys views to the west over Brayford Pool, only a short walk from the pedestrianised High Street in the heart of Lincoln City Centre.

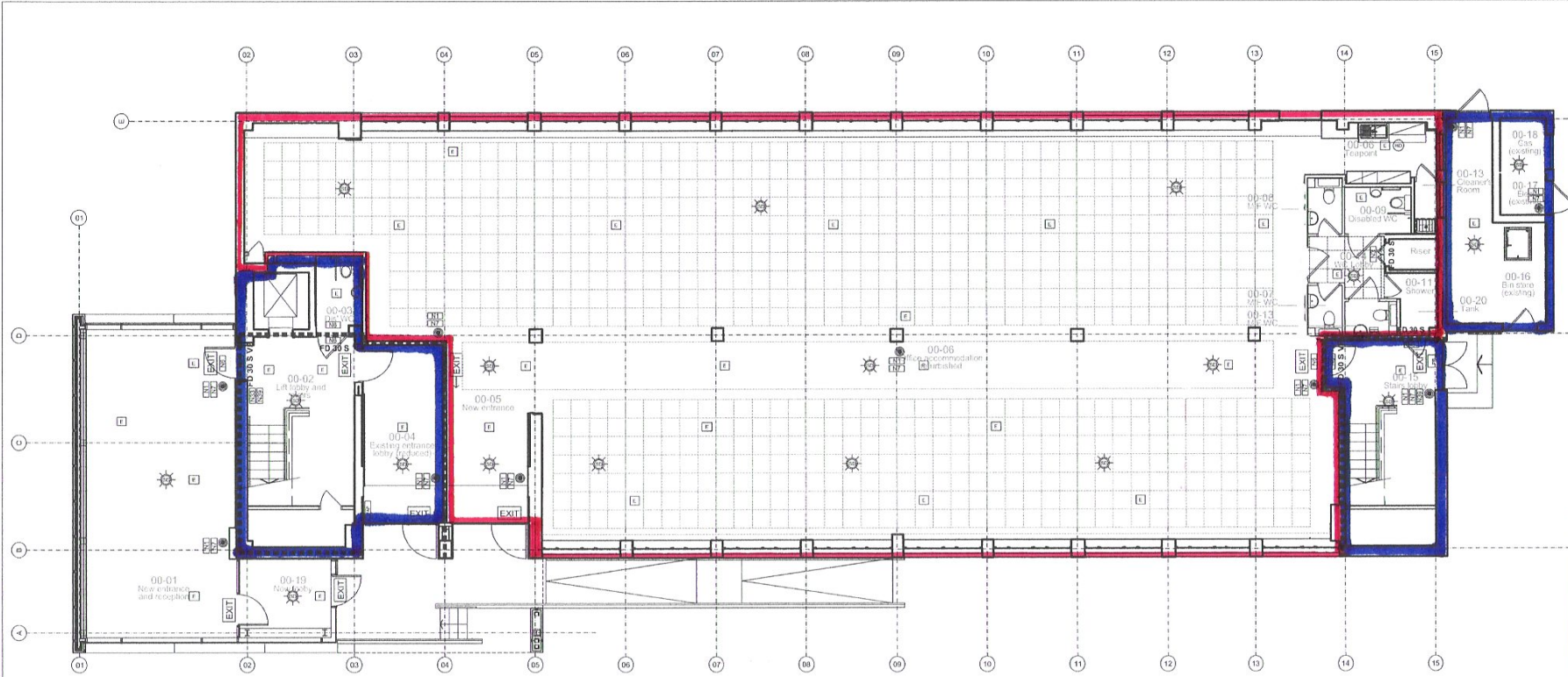
The remainder of the building is occupied by complementary professional occupiers Wilkin Chapman Solicitors, Thompson & Richardson Insurance Brokers and RBS Bank.





Google Maps





Ground Floor

KEY TO SYMBOLS

- ■ ■ ■ ■ Heavy Dotted line denotes Half Hour Fire Rated partition wall
- ■ ■ ■ ■ Heavy Dashed line denotes One Hour Fire Rated partition / wall
- FD 30 33 / 30 S denotes Half Hour Fire Rated door and frame with intumescent strips, cold smoke seal and self-closing device
- FD 60 63 / 60 S denotes One Hour Fire Rated door and frame with intumescent strips, cold smoke seal and self-closing device
- GR denotes One Hour Fire Rated glazing and frame
- VF VF denotes glass panel to door fire rated to match designation of the door
- AVZ AVZ denotes automatic operable vent at high level linked to fire alarm system

- ☐ Panic bolt / Push bar
- ☐ Break Glass Unit
- ☐ Smoke Detector with Integrated Sounder
- ☐ Heat Detector
- ☐ Fire alarm panel
- ☐ Refuge Alarm Panel
- ☐ Fire exit sign maintained internally illuminated
- ☐ Directional fire exit sign maintained internally illuminated
- ☐ Emergency lighting with 3 hour battery backup combined downlight fitting

Fire Detection/Alarm system: to be in accordance with BS 5839-1:2002 Fire Detection and Alarm Systems for Buildings. Code of Practice for system design, installation, commissioning and maintenance. Smoke detectors and other alarm fitting locations indicative only, refer to electrical subcontractors drawings for definitive setting out. New fittings to be connected to and integrated with existing fire detection and alarm system.

Emergency Lighting: to be installed in accordance with BS 5266-1:2005. Emergency fitting locations indicative only, refer to electrical subcontractors drawings for definitive setting out.

Signage for Emergency escape: to comply with Health & Safety (Safety signs and signals) Regulations 1996.

Exit Signs: to be installed in accordance with BS 5419 pt 1. Fire Protection (to standards). Both existing and new stairwells to be fire protected to achieve minimum 60 minutes fire resistance. All boarding/intercom panel/glassie retardant sealant to be installed in accordance with manufacturer's recommendations.

Firestopping: All head, sill and jamb conditions where compartment walls meet other walls, frames etc to be sealed to maintain continuity of fire rating. Any penetrations through floors to be firestopped to maintain continuity of fire rating. All firestopping to be installed in accordance with manufacturer's recommendations.

- Fire Safety Sign Key - Code N/A/ Description of Sign**
- ☐ FIRE ACTION - By fire alarm call point
 - ☐ KEEP LOCKED SHUT - Lift motor and electrical rooms etc
 - ☐ FIRE ESCAPE KEEP CLEAR - Outside of Panic bolted door
 - ☐ FIRE DOOR KEEP SHUT - Both sides of the fire resisting doors
 - ☐ FIRE ALARM - Above each fire alarm point
 - ☐ PUSH BAR TO OPEN - Over push bar on panic bolted doors
 - ☐ IN CASE OF FIRE BREAK GLASS TO OPEN
 - ☐ In Case of Fire Do Not Use Lift, Use the Stairs
 - ☐ Push-Pad to Open
 - ☐ No Exit
 - ☐ This staircase and exit way to be kept clear of goods, bins, rubbish and obstructions
 - ☐ Fire Exit Running Man & Arrow Up / Straight on
 - ☐ Fire Exit Running Man & Arrow Down
 - ☐ Fire Exit Running Man & Arrow Left
 - ☐ Fire Exit Running Man & Arrow Right

Occupancy levels: determined in accordance with Table C1 of the Approved Document B (Fire Safety) Vol 2

NOT TO SCALE

C	12.05.11	Status changed to AS BUILT	NF
B	09.04.10	Door frame to be FD 30 S, NF	NF
		BS 5839-1:2002 (2) added	
		issued for construction	
A	27.04.10	Minor modification to floor	NF
		with revision description	
		CFP & Associates	
rev	date	description	status
Client:			
Lincoln Com Exchange & Markets (1991) Ltd			
Project name:			
GENERAL BUILDINGS			
BRAYFORD WHARF			
LINCOLN			
Drawing name:			
GROUND FLOOR			
FIRE STRATEGY PLAN			
AS PROPOSED			
scale	sheet	drawn	approved
1:100	A2	NF	
1:200	A4		
project no.	drawing no.	revision	
07070	(29) 01	C	
drawing status:			
AS BUILT			
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