



Office Suites, Stonebow House, Lincoln
LN2 1DY

#1228078/2025L



BTG
Eddisons

OFFICE SUITES, STONEBOW HOUSE

LINCOLN, LN2 1DY



Agreement

To Let



Detail

Office Suites



Rent

£15,000 pax



Size

186.86 sq m (2,010 sq ft)



Location

Lincoln, LN2 1DY



Property ID

#1228078/2025L

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON
BA (Hons)
Surveyor

jasper.nilsson@eddisons.com

07929 105395

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Property

The available suites comprise furnished first floor office units benefitting from a communal ground floor entrance.

The suites contain various small rooms, open plan accommodation, board room, kitchen areas and storage cupboard, all with carpeted tiled floors and painted plastered walls. There are also multiple WCs within the premises.

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
Suite 1	92.90	1,000
Suite 2	93.96	1,010
Total NIA	186.86	2,010

Energy Performance Certificate

Rating: C62

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: City of Lincoln Council
Description: Office and Premises
Rateable Value: Suite 1 - £6,100
Suite 2 - £8,600

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 lease for a term of years to be agreed, drawn on the equivalent of Full Repairing and Insuring terms by way of a service charge.

The tenant will be directly responsible for the interior of the suite, including all windows and doors, with the Service Charge covering the upkeep, maintenance and repair of the exterior and all common parts of the property. Further details can be provided in due course.

Rent

£15,000 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of the exterior and 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

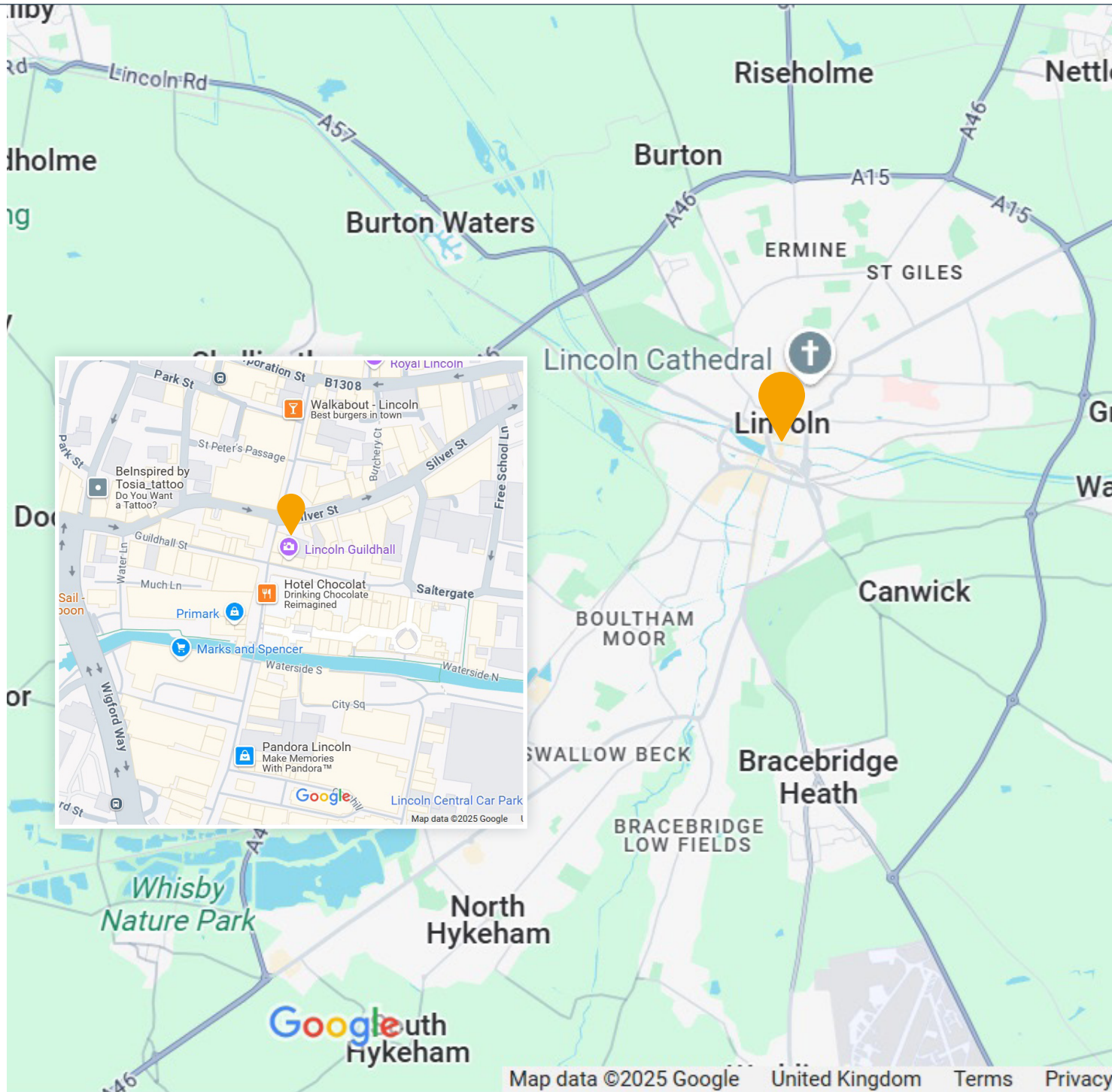
In Accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

Location

The suite enjoys a central position on the High Street and is surrounded by a wide range of retailers and leisure operators including Curtis of Lincoln, NatWest Bank, Caffè Nero and Franco Manca.

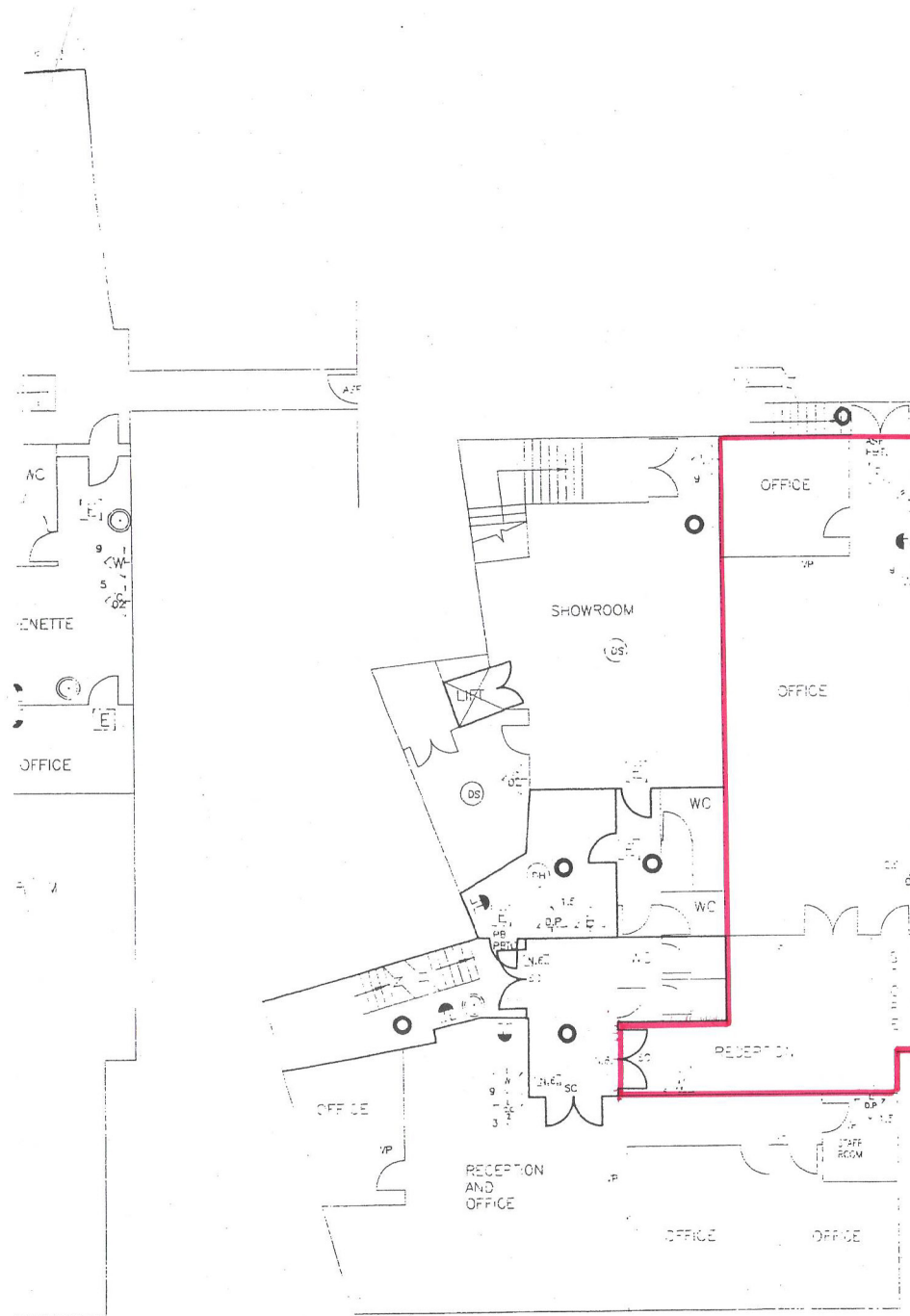
Lincoln is one of England's finest Cathedral cities and the administrative and major shopping centre for the County of Lincolnshire. It has an estimated population of circa 543,400 and an established total catchment spend of £984.40m.

It is also a growing University city with close to 15,000 students and academic staff based at the main campus in Lincoln, contributing an estimated £250m to the local economy









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