

SUBSTANTIAL OFFICES

TO LET



**Thomas Parker House, Silver Street, Lincoln
LN2 1DY**

#364/2025F

Eddisons

THOMAS PARKER HOUSE

SILVER STREET, LINCOLN, LN2 1DY



Agreement

To Let



Detail

Substantial offices plus parking



Rent

From £85,175 pax



Size

992 sq m to 2,563 sq m
(10,679 sq ft to 27,583 sq ft)



Location

Lincoln LN2 1DY



Property ID

#364/2025F

For Viewing & All Other Enquiries Please Contact:



WILLIAM WALL
BSc (Hons) MRICS
Director

will.wall@eddisons.com

07717 546269

01522 544515

Property

The accommodation provides a range of largely open plan areas that can be utilised as offices, meeting rooms, staff and WC facilities arranged at second and third floor levels, accessed via a communal ground floor entrance/reception area off Free School Lane.

It is generally finished with a mixture of carpet and vinyl clad floors, painted plastered walls, suspended ceilings incorporating inset lighting and a mixture of heating apparatus. Our clients are able to refurbish the premises to suit specific occupier requirements.

There is the rare opportunity to ample car parking spaces in an adjacent car park. Details available on request.

Accommodation

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

Area	m ²	ft ²
Second Floor	1,570	16,904
Third Floor	992	10,679
Total NIA	2,562	27,583

Energy Performance Certificate

Rating: C54

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 are advised by the Local Planning Authority that the property has consent for uses falling within Class E(g)(i) (Offices) of the Town & Country (Use Classes) Order 1987 (as amended 2020).

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

Rates

Charging Authority: City of Lincoln Council
Description: Offices and Premises
Rateable Value: Second Floor - £92,500
Third Floor - £67,500

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** either as a whole or on a floor by floor basis by way of new Full Repairing and Insuring leases, for terms to be agreed.

Rent

Second Floor - £134,825 per annum exclusive

Third Floor - £85,175 per annum exclusive

Total - £220,000 per annum exclusive

The car parking rental is by separate negotiation.

Service Charge

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

VAT

VAT will 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 purchasers 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 on Silver Street within the heart of the City Centre a short walk to the east of the pedestrianised High Street.

There is a mix of uses in the immediate vicinity including leisure and retail operations together with complementary office occupiers such as Estate Agents, Solicitors and Government Bodies.

Lincoln has a resident population of 103,00 (2021 Census) and is located approximately 38 miles north east of Nottingham and 29 miles south of Scunthorpe.





Google



INDICATIVE IMAGE



INDICATIVE IMAGE



