



GF Right, Building 3, Kingsley Office Park
Runcorn Road, Lincoln, LN6 3TA

£1,234 pcm

Details

- Offices To Let
- 1,335 sq ft (124 sq m)
- Popular location close to A46 bypass
- The A1 is 20 minutes drive away
- High Specification
- Allocated parking
- EPC Rating C



Location



Overview

An excellent opportunity to let these ground floor offices 1260 sq ft. The available space comprises ground floor office accommodation and is of a high specification construction complete with feature entrance, landscaping and infrastructure.



LOCATION

Kingsley Business Park enjoys an idea location in the heart of the business district on the south western outskirts of Lincoln known as Lincoln Fields. The business park benefits from its close proximity to the A46 bypass. The A1 and the GNER mainline to Kings Cross London are 20 minutes drive away.

DESCRIPTION

Offices available from 1,335 sq ft (124 sq m). The available space comprises ground floor office accommodation and is of a high specification construction complete with feature entrance, landscaping and infrastructure.



ACCOMMODATION

Ground Floor Right - 1,335 sq ft (124 sq m)

The Property comprises a modern office suite situated off the buildings central core. The space is fitted to a high standard with carpet flooring, suspended ceiling and inset lighting. The common entrance comes with a lift provision and WC / Shower facilities.

TENURE

The accommodation is available as a whole or in individual suites by way of a full repairing and insuring lease. Minimum term - 5 Years.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of common building and estate parts. A copy of the schedule is available on request.

CEPC

The property has an Energy Performance rating of C:66. The full EPC and Recommendation Report are available upon request.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

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

VIEWING

Viewing is strictly by appointment with the joint agents:



Kingsley Office Park, Runcorn Road, Lincoln, LN6

Approximate Area = 1286 sq ft / 119.4 sq m

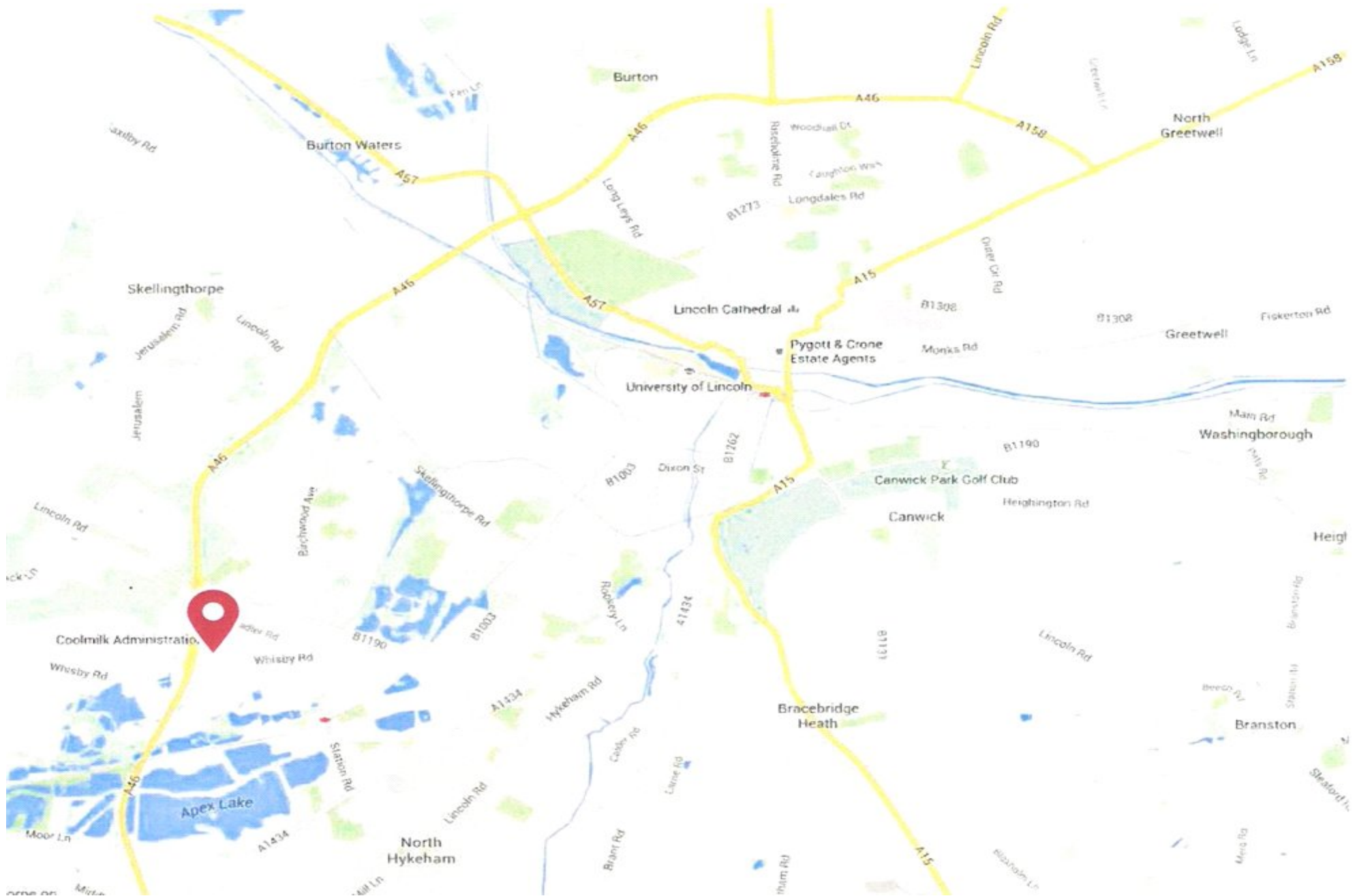
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Pygott & Crone. REF: 782526





GF Right, Building 3, Kingsley Office Park, Runcorn Road
is marketed through our Commercial office

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