



Offices to Let, Plots Farm Spalford Road,
North Scarle, Lincoln, LN6 9HF

£3,250 Per Annum
Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- * Office No. 1 - 170 sq. ft
- * Available as 1 Unit or Split
- * As 1 unit £3,250 pa Exclusive
- * Flexible Rolling 1 Year Agreement
- * Building Insurance Inclusive
- * Easy-in, Easy-out Licence Agreement
- * Pleasant Rural Environment
- * Ample Parking

Small rural office suite providing 256 sq. ft approximately, and situated in a secure gated environment. A rolling 1 year agreement is available with easy-in and easy-out terms. The offices are available as a single suite or separately 170 sq. ft and 86 sq. ft respectively. The rent includes Buildings Insurance and all outgoings with separate electricity metered costs only payable in addition by the tenants.

The building is a modern brick construction with tiled roof and uPVC double glazed windows. There is a communal washroom and WC. Externally there is ample car parking space.

The site is conveniently located for access to the A1133 Newark to Gainsborough Road, the A57 Lincoln Road and the East Markham A1 junction.

ACCOMMODATION

OFFICE NO. 1

19'6 x 18'9 (5.94m x 5.72m)
170 sq. ft.



SERVICES

Mains water, and electricity are connected to the property.

TERMS

The offices are offered to let on a rolling 1 year licence agreement.

RENT

£3,250 per annum, payable monthly in advance. Let separately the rent will be apportioned on a square footage

basis.

There are separate electricity meters and the electricity costs will be invoiced by the Landlord.

Landlord responsible for repairs and maintenance of the building.

Tenants responsible for internal decoration only.

The Tenant will be responsible for the costs in preparation of the Licence Agreement, fixed at £200 plus VAT, and payable to the agents on completion of the Licence Agreement.

RATEABLE VALUE

The premises are assessed for business rates, which shall be payable by the Landlord.

BUILDING INSURANCE

The Landlord shall insure the buildings at their cost for reinstatement purposes.

VIEWING

Strictly by appointment with the selling agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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