

Business Space Available To Let with Ample Parking An Economical Solution for Small Businesses Superb Location Approximately 2 miles from Lincoln

Enterprise House | The Quarry | Grantham Road | Waddington | LN5 9NT



NEWLY REFURBISHED – LAST OFFICE REMAINING

Located Close to the A46 and A15 Trunk Roads to the South of Lincoln
Partially Serviced Offices - Includes Individual Broadband, Heating, Lighting,
Parking and Cleaning of Communal Areas

Available To Let Immediately
FROM £80 plus VAT per week

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694
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Location...

Enterprise House is located in the large commuter village of Waddington, a popular residential locale located approximately 2 miles to the south of the City of Lincoln and is the base for RAF Waddington.

The village has a population of over 6,000 residents and is a popular village with a range of local amenities including public houses, shops and two primary schools.

The offices are located approximately 10 minutes from Lincoln on the edge of The Quarry Business Park. Nearby properties include business units, warehousing and commercial units.

Description...

The offices benefit from communal entrance and facilities including a kitchen area and WCs with ample parking for tenants and visitors.

Schedule of Suites...

| | | | |
|--------|------------------|---------|-------------------|
| Room 2 | 20sqm Approx. | 215sqft | £80/Week plus VAT |
|--------|------------------|---------|-------------------|

Outgoings and Services...

Offices are available with the benefit of all utilities paid* including heating, lighting, water, cleaning of communal areas, building insurance and parking.

Each office has individual password protected WiFi broadband included*.

*Utilities and Broadband are Subject to reasonable usage.

Rooms are assessed individually enabling qualifying businesses to Claim Small Business 100% Rates Relief.

Tenure...

The rooms are available by way of individual licence agreements.

VAT...

It is understood that VAT is charged on licences.

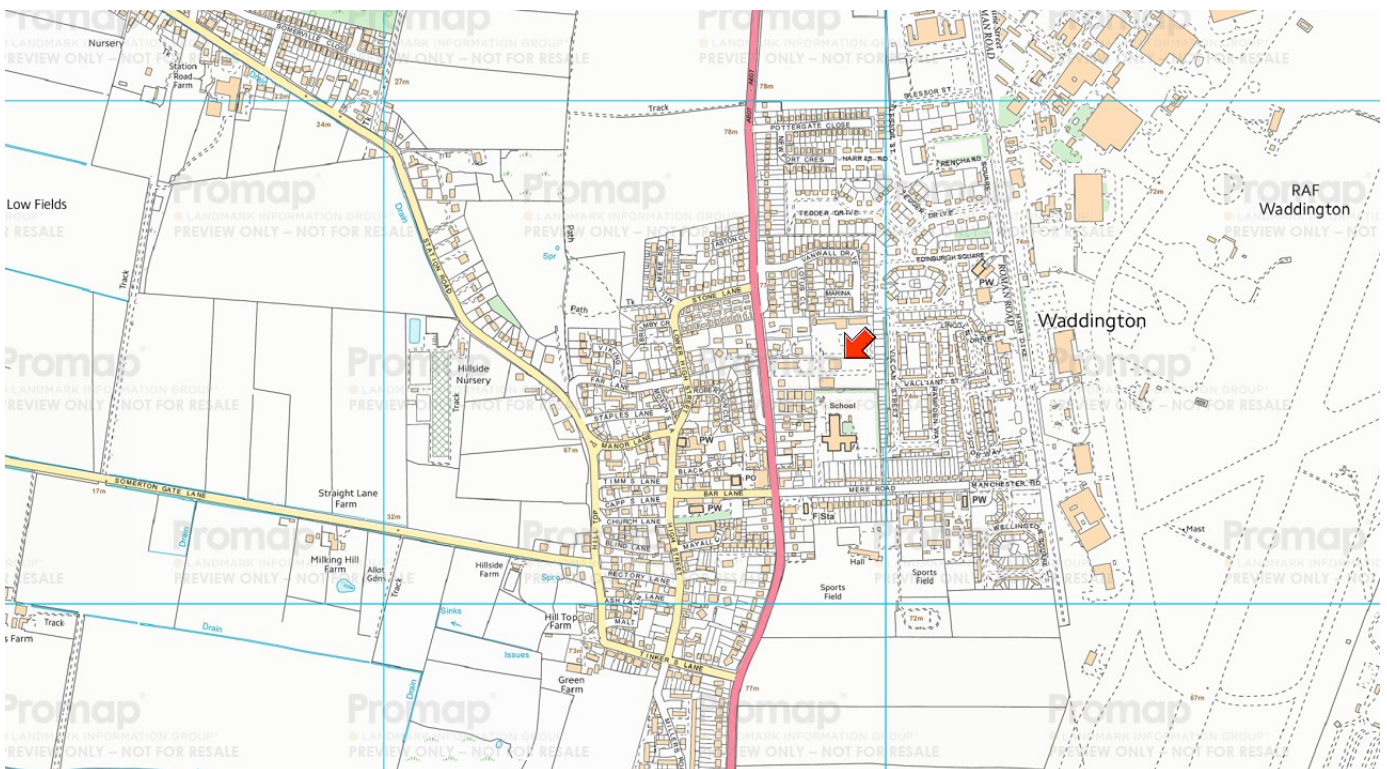
EPC...

EPC available on request.

Viewing...

By appointment through the agent.

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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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