

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

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



LAST OFFICE REMAINING

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

Available To Let Immediately
FROM £150 plus VAT per week

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

The large commuter village of Waddington has 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.

Office 6 is a dual-suite offering a total of 370 sqft of premium workspace. This unique office configuration includes:

- **Room One:** 170 sq. ft. of well-designed space, ideal for focused work or Reception area
- **Room Two:** 200 sq. ft. of adaptable area, perfect for ideal for focused work, additional workstations or storage area
- **Interconnecting Doorway:** Seamlessly connect both rooms for a cohesive work environment.
- **Individual External Doors:** Each room features its own external door, providing flexible access and privacy.

Outgoings and Services...

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

The office has individual password protected WiFi internet access*.

*Utilities and Broadband are Subject to reasonable usage.

The office is assessed individually with a Rateable Value of £2,375 enabling qualifying businesses to Claim Small Business Rates Relief.

Tenure...

The office is available by way of an individual licence agreement.

VAT...

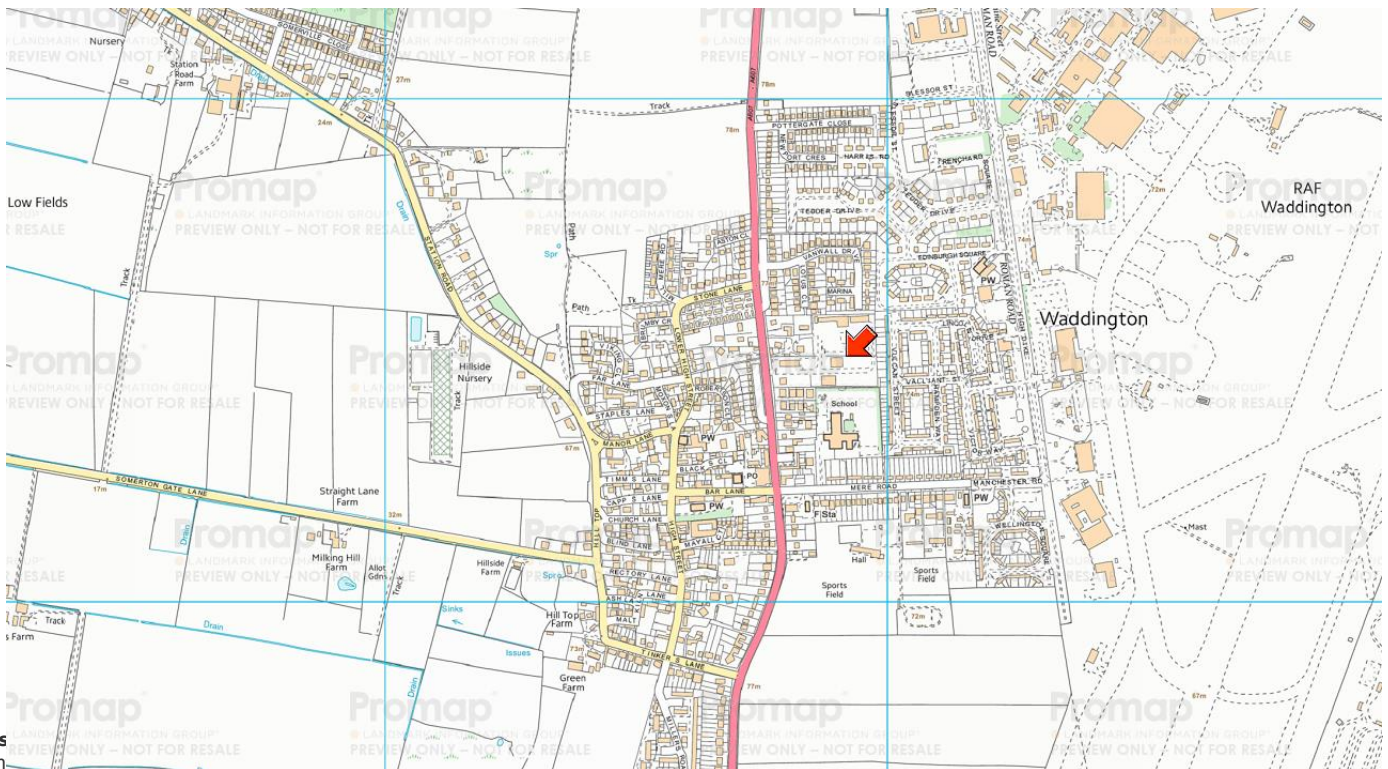
It is understood that VAT is charged.

EPC...

The property has an EPC rating of D78. Full details are available on request.

Viewing...

By appointment through the agent.
Poyntons Consultancy, 01205 361694
sales@poyntons.com | poyntons.com



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

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com

