

Office

To Let



6a Guildhall Street, Lincoln
LN1 1TT
#1241937/2026F



6a Guildhall Street

Lincoln, LN1 1TT



Agreement

To Let



Detail

Office



Rent

£8,500 pax



Size

114 sq m (1,266 sq ft)



Location

Lincoln, LN1 1TT



Property ID

#1241937/2026F

For Viewing & All Other Enquiries Please Contact:



Jasper Nilsson
MSc

Surveyor

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Property

The property comprises a self-contained office suite over 3 floors, accessed off Guildhall Street. The property is well laid out, offering a mix of open plan and cellular offices.

The property benefits from LED lighting throughout, together with data cabling.

There is also ancillary storage located on the third floor.

Accommodation

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

Area	m ²	ft ²
First Floor	41	441
Second Floor	25	269
Third Floor (Storage)	48	516
Total NIA	114	1,266

Energy Performance Certificate

An EPC is being commissioned.

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 understand that the property has consent for uses falling within Class E(g)(ii) (Office) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

Charging Authority: City of Lincoln Council
Description: Office and Premises
Rateable value: £9,800

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** by way of a new effective Full Repairing and Insuring lease, for a term to be agreed.

Rent

£8,500 per annum exclusive

VAT

VAT may 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 tenants 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.

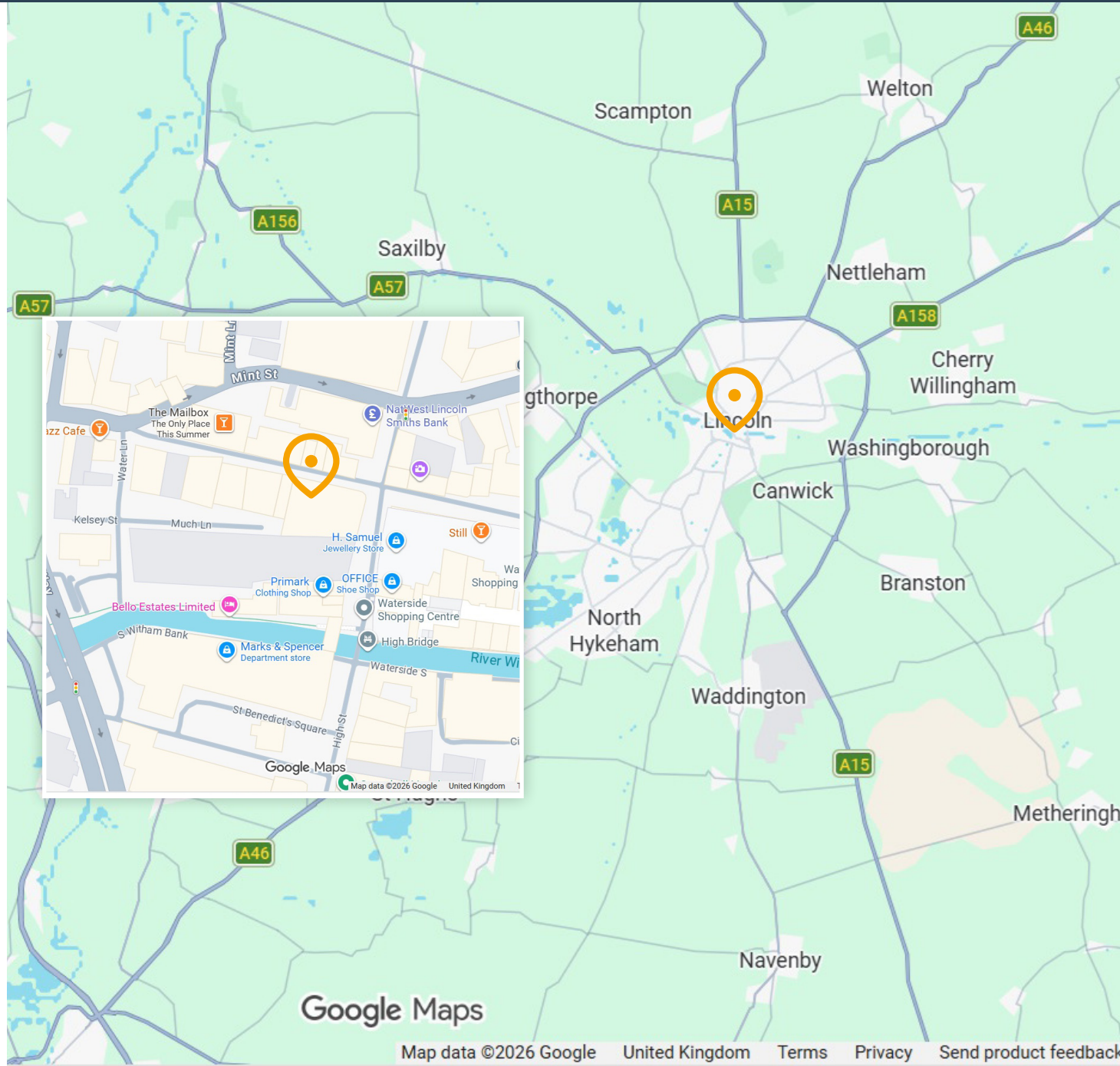
Location

The property is located on Guildhall Street within the heart of Lincoln City Centre, close to the northern end of the prime High Street retailing pitch running southwards from The Stonebow.

Nearby national multiple retailers include Hotel Chocolat, H Samuel, Waterstones, Primark and well-regarded local jewellers James Usher.

The city and surrounding area has a population of circa 543,367, with an estimated total catchment spend of £984.50 million. It is also a growing University City with close to 15,000 students and academic staff based at the city's main university campus, lying to the east of the City Centre, contributing an estimated £250 million a year to the local economy.

Lincoln is situated about 30 miles north east of Nottingham, 45 miles north of Peterborough and 35 miles east of Sheffield. The city enjoys good road links via the A46, leading to the A1 at Newark and the A15 provides access to Scunthorpe to the north and Peterborough to the south. There are regular daily direct trains to London King's Cross, which take approximately 1.5 hours.





Google Maps

