

Brought to you by Lincolnshire County Council

# OFFICE SUITES TO LET



Oak House

## OAK HOUSE

OAK HOUSE, WITHAM PARK,  
WATERSIDE SOUTH, LINCOLN LN5 7FB

18 offices ranging from 15sqm (161sqft) to 82sqm (882sqft)

Oak House Business Centre provides offices with 24/7 access and facilities needed to make working life easy for small to medium businesses. These include a staffed reception, on-site Café, free superfast, building wide broadband, a conference room, kitchens, toilets, lift and is fully accessible.

Situated on Waterside South, which is a short drive from Lincoln City Centre, it allows tenants to be out of the City Centre but close to all amenities with a riverside view. It is easily accessible from the new Lincoln Eastern bypass, allowing quick access to the A46 and surrounding villages. There is an on-site car park providing free parking for tenants and visitors and 24/7 CCTV.

Offices are heated, carpeted and have plastered walls, perimeter trunking and suspended ceilings with inset lights. The double glazed windows have fitted blinds. Tenant kitchens are fitted with fridges, microwaves and water boilers for shared use.

### WORKSPACE BENEFITS

The benefits of our workspaces for your business include reduced costs, smoother cash flow, easier budgeting, time saving, flexibility and peace of mind, enabling you to move in quickly and then focus on running and growing your business.

#### Included in the Lease:

- Postal delivery and collection to/from site
- Intruder alarm to main building
- Internal/External fob access
- Grounds maintenance
- Cleaning of communal areas
- External Window Cleaning
- Monitored out of hours security
- Buildings Insurance
- Heating
- Waste Disposal

#### TO FIND OUT MORE CONTACT:

[ERPropertyManagement@lincolnshire.gov.uk](mailto:ERPropertyManagement@lincolnshire.gov.uk)  
01522 800200



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## Tenure:

Our simple flexible 3 year leases provide tenants with the security they need to grow their businesses but with the ability for them to terminate with just one months notice.

The offer of a commercial tenancy is Subject to Contract and Council Approval, following a successful application process.

## Class Use:

E(g)

## Additional Charges

- Business Rates – charged directly to tenant to City of Lincoln Council.
- Electricity costs
- VAT

## EPC

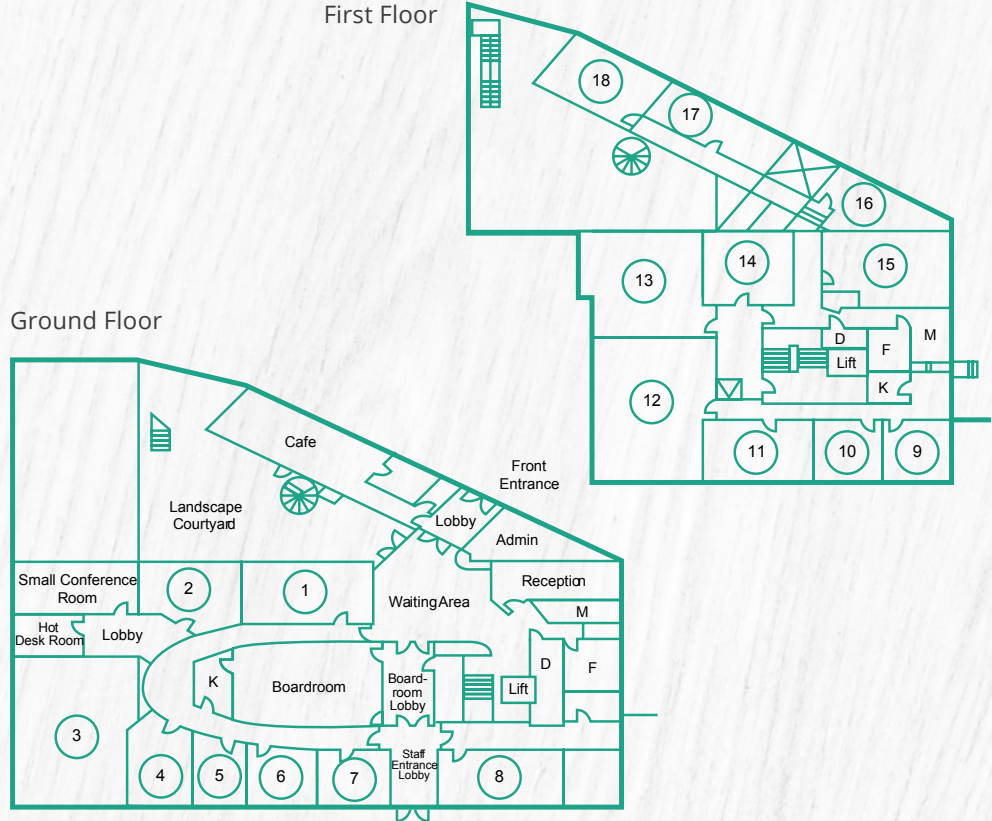
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## Optional/Chargeable

- Outgoing Postal Services
- Dedicated telephone line and call charges
- Meeting Room hire
- Additional office keys and fobs
- Virtual Tenancy – Postage Only

## Location:

For a location plan, [CLICK HERE](#)



All of our Business Centres offer advice through the Business Lincolnshire Growth Hub Advisor Panel. For more information please visit [www.businesslincolnshire.com](http://www.businesslincolnshire.com)

Thinking of somewhere else, too? We have offices to let in our four other business centres and other premises in Caistor, Gainsborough, Lincoln, Market Deeping and Skegness, and commercial and industrial premises to let in Alford, Boston, Lincoln, Long Sutton, Market Rasen, Pinchbeck, Sleaford and Sutterton. We also have serviced development land for sale in, Holbeach, Kirton, Lincoln and Skegness.

## Office Suites – Current Availability

Unit	Size	Rent (£pa) exc. VAT <small>(Subject to annual review in line with RPI)</small>	Available	Situated

**Managed by LCC by Economic Infrastructure | Terms & Conditions:** These particulars are set out as a general outline only, for guidance of intended purchasers or lessees and do not constitute any part of an offer or contract; all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection otherwise as to the correctness of each of them; No person in the employment of Lincolnshire County Council has any authority to make or give any representation or warranty whatever in relation to any property.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require the Authority to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photo card driving licence or passport and recent utility bill.