

Brought to you by Lincolnshire County Council

OFFICE SUITES TO LET



Old Magistrates Court
CAISTOR

OLD MAGISTRATES COURT SOUTH STREET, CAISTOR, LN7 6UB

Four offices ranging from 14sqm (154sqft) to 26sqm (276sqft)

A superbly restored former court building which has been tastefully converted to provide four self-contained office suites. Whilst retaining its outwards splendour, 'the Old Magistrates Court' now features a total of 979sqft of quality office space, with the benefit of a lift that serves the first floor, kitchenette and free-onsite parking with use of an electric car charging point.

Caistor is an attractive market town and is ideally situated for residents and businesses alike, with easy access to a network of major highways, located just off the A46 between Lincoln and Grimsby.

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.

TO FIND OUT MORE CONTACT:

ERPropertyManagement@lincolnshire.gov.uk
01522 550608

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Tenure:

Short Term leases on easy in, easy out terms.

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

Tenants are also responsible for the payment of the business rates (if applicable) directly to West Lindsey District Council.

Class Use:

E(g)

EPC

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Services:

Connected to mains drainage, water and electricity. Tenants are responsible for providing their own IT and telephony to the unit'

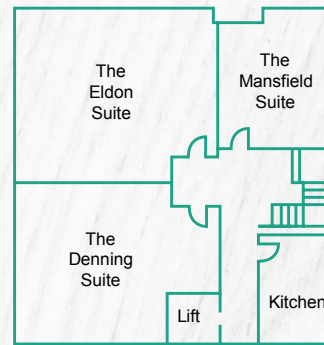
Car Parking:

Public car parking at the rear of the building with the addition of a electric car charging point (chargeable).

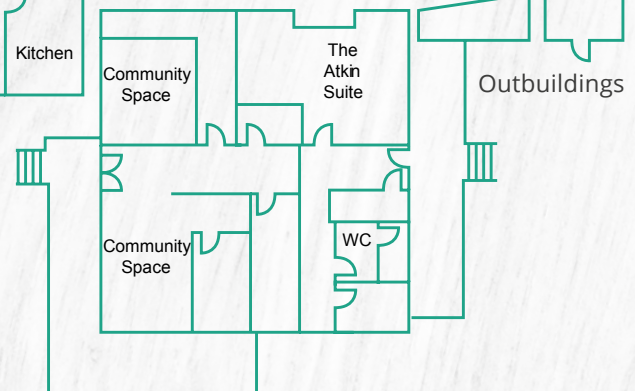
Location:

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

First Floor



Ground Floor



All of our Business Centres offer advice through the Business Lincolnshire Growth Hub Advisor Panel. For more information please visit www.businesslincolnshire.com

Thinking of somewhere else, too? We have offices to let in our four other business centres and other premises in 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.