

Brought to you by Lincolnshire County Council

# OFFICE SUITES TO LET



## WYVERN HOUSE KESTEVEN STREET, LINCOLN, LN5 7LH

Seven Office Suites ranging from 46sqm (500sqft) to  
139sqm (1,500sqft)

Wyvern House is a high quality, purpose built development of office suites in the Centre of Lincoln. It comprises of seven units over two floors, tenant meeting room, communal kitchens, locker and shower facilities and accessible toilets on each floor. The building is self-contained, allowing tenants flexible access 24/7, with on-site parking and an electric car charging point for tenant and visitor use.

It is located along the East West Link route with views of the Cathedral from the first floor. It is within short walking distance of the train station, main central car park and City Centre amenities.

### 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](mailto:ERPropertyManagement@lincolnshire.gov.uk)  
[www.BusinessLincolnshire.com](http://www.BusinessLincolnshire.com) | 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 service charge, electricity, and provision of IT and phone lines. Business rates (is applicable) are to be paid directly to the City of Lincoln Council.

## Class Use:

E(g)

## Additional Charges

- Use of Electric Car Charging Points

## EPC

B

## Services:

Connected to mains drainage, water, electricity. Tenants are responsible for IT telephony.

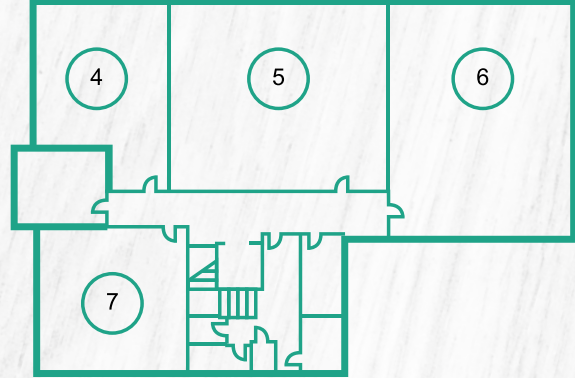
## Car Parking:

Allocated spaces per unit (1000sqft 3 spaces, 500sqft 2 spaces).

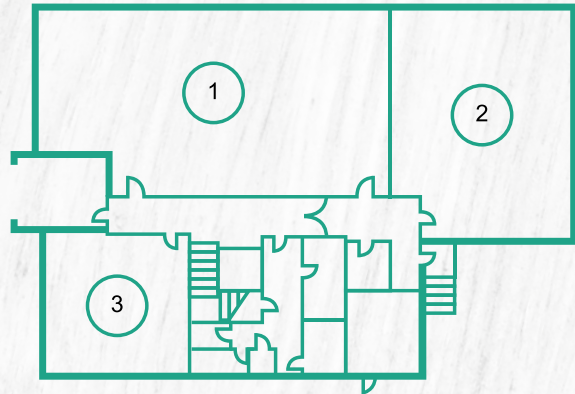
## Location:

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](http://www.businesslincolnshire.com)

Thinking of somewhere else, too? We have offices to let in our five other business centres and other premises in Caistor, Skegness, Gainsborough, Holbeach and Market Deeping, 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, Gainsborough, Holbeach, Lincoln and Skegness.

## Office Space – Current Availability

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

**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.