

Brought to you by Lincolnshire County Council

OFFICE SUITES TO LET



MERCURY HOUSE
FOXBY LANE BUSINESS PARK, WILLOUGHTON DRIVE,
GAINSBOROUGH, DN21 1DY
45 offices ranging from 21.3sqm (230sqft) – 56.8sqm (612sqft)

Mercury House Business Centre is purpose built and provides spacious, modern offices with 24/7 access and the facilities required to make working life easy for small to medium businesses. This includes an open plan staffed reception, a communal lounge/break-out area, superfast broadband, free Wi-Fi, individual office alarms, 24/7 CCTV both internally and externally, meeting rooms, modern kitchens and toilets on each floor, with showers on 2 floors, and a lift servicing all floors to allow full accessibility.

Located in an enviable location on Foxby Lane Business Park, Mercury House is easily accessible from Lincoln and neighbouring towns including Scunthorpe and Retford, and offers free parking for tenants and visitors (subject to availability), with electric vehicle charging points.

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, toasters 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
- External window cleaning & common area glass cleaning
- Monitored out of hours security
- Heating
- Phone handsets and 1 dedicated telephone line

TO FIND OUT MORE CONTACT:

ERPropertyManagement@lincolnshire.gov.uk
www.BusinessLincolnshire.com | 01427 619500

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Tenure:

Our simple and flexible leases provide tenants with the security they need to grow their businesses but with the ability for them to terminate on just one month's 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 by West Lindsey District Council
- Electricity costs
- Telephone call charges
- VAT
- Use of Electric Car Charging Points

Optional/Chargeable

- Outgoing postal services
- Meeting Room hire
- Vending snack and drinks facilities
- Additional office keys & fobs
- Printing/photocopying/laminating/faxing
- Virtual Tenancy – Postage Only

EPC rating

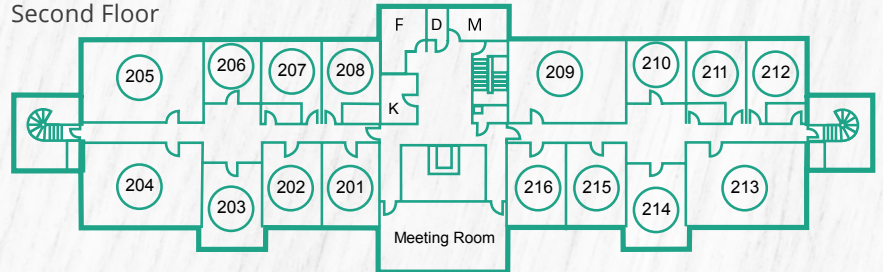
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Location:

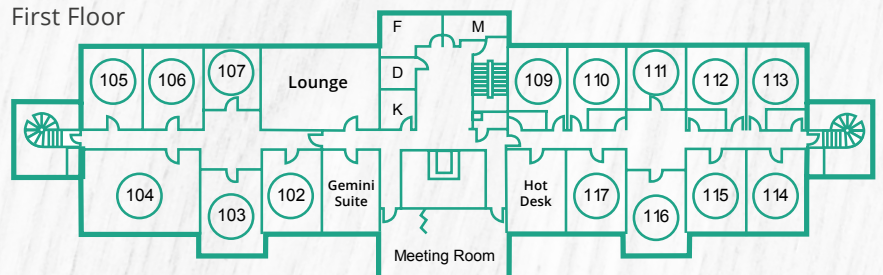
For a location plan, [CLICK HERE](#)

Office Suites – Current Availability

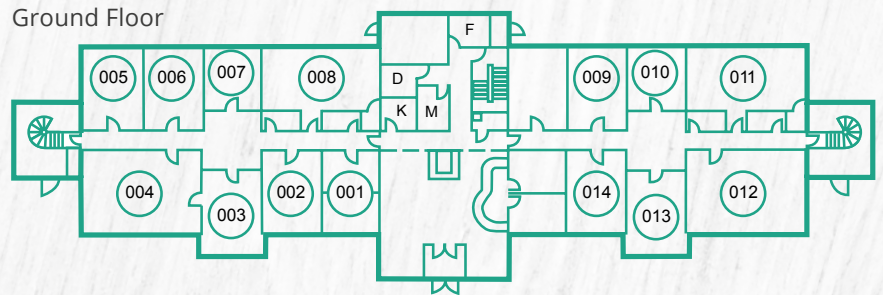
Second Floor



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 five other business centres and other premises in Caistor, Skegness, Lincoln, 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.

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.