

Office Development



FRONT/SOUTHERN ELEVATION 1:100

Proposed Office Development, Option B, City Office Park, Crusader Road, Tritton Road, Lincoln, LN6 7AR

FOR SALE / TO LET: OFFICE DEVELOPMENT SUBJECT TO PLANNING

- Potential office development extending up to 5,658.6 sq ft. (525.7 sq m) (Gross Internal Area)
- Situated off Tritton Road, on a well established office park.
- Well located site adjacent to recently extended retail park.
- Up to 19 on-site car parking spaces.

Excellent opportunity to acquire new build offices, subject to planning, on an already well established estate.

Lambert Smith Hampton

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City Office Park Crusader Road

**Lambert
Smith
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LOCATION

The proposed development sits on an already well established City Office Park on Crusader Road in Lincoln. It is located off Tritton road which links directly into the heart of Lincoln itself, from the south of the City.

Current occupiers of the office park are Barclays, Lincolnshire Home Improvement Agency, IEMA, HMRC, British Red Cross and the Alzheimer's Society. The office park neighbours the popular Valentine Retail Park of which features The Range, Next, Wren, TK Maxx, American Golf and Asda Living.

Nearby to City Office Park is the St Marks Retail Estate which is to be redeveloped in the near future. Occupiers on this estate include Toys 'R' Us, Homebase, Pure Gym, and various globally known food outlets including Burger King and Pizza Hut.

City Office Park is situated approximately 1.5 miles from the city centre and benefits from good public transport links and on site car parking.

The office park is approximately 0.8 miles from the University of Lincoln.

SITE

There are currently two designs for the proposed development at City Office Park and these include up to 19 car parking space.

PLANNING

The site is zoned for employment use and interested parties will have the opportunity of discussing with the developer the size and layout of the proposed building.

TENURE

The development site is available on either a freehold or leasehold basis, with our clients open to offers.

PRICE/RENT

On application.

LEGAL COSTS

In the usual manner, the ingoing tenant will be responsible for the landlord's legal costs.

VIEWING

By appointment with Lambert Smith Hampton. Please contact:

Sam Elkington / Matthew Johnson

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ANTI-MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

COMMERCIAL LEASE CODE

The Code of Practice on Commercial Leases in England and Wales recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

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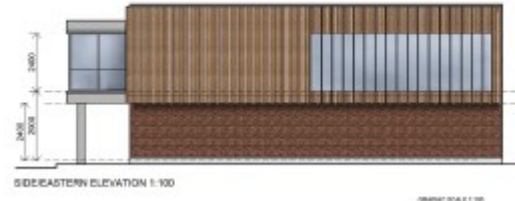
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PROPOSED DEVELOPMENT B



The development proposal has a GIA of 525.7m² spread over two floors. The development benefits from 19 outlined parking spaces and a storage shelter for bicycles to the north-east of the building.

The building design benefits from two large open plan offices, as seen in the plans above and also a meeting room which overhangs the front entrance of the building. The office block also has a kitchen on both of the floors and WC facilities. There is a staircase which joins the floors along with a lift.

The plan on the right hand side shows the neighbouring valentine retail park and the newly comprised extension to The Range.

The site plan shows the proposed layout of the scheme including the parking arrangements.

