



**Office Unit - TO LET**  
**The Coach House, Firth Road, Lincoln, LN5 7PA**

**TAYLOR**  
**LINDSEY**

# The Coach House, Firth Road, Lincoln, LN5 7PA

## DESCRIPTION

A prominent city centre office building which offers a flexible layout that could suit a variety of uses, with accommodation over ground and first floors.

The ground floor offers a spacious open-plan retail/office area including private meeting room/office, kitchenette, w/c and storage area.

At first floor there is a similar open-plan and private office layout with kitchenette and w/c.

The property is fitted to a modern specification and benefits from car parking of up to 11 spaces included.

## LOCATION

Firth Court is situated on the Western side of Lincoln High Street, a short distance to the South of the pedestrianised city centre, adjacent the St Mark's retail development and close to the Magistrate's Courts. Nearby occupiers include Costa, Caffé Nero, Sports Direct, STACK and Post Office.

## RENT/SIZE

£20,500 per annum exclusive.  
Approx 1,871 sq ft (173 sq m)

## TENURE

The property is available To Let by way of a Full Repairing and Insuring lease at a term to be agreed. Apportioned Buildings Insurance will be charged back to the ingoing Tenant and a deposit equivalent to three months' rent will also be payable.

## TENURE

The lease will include a service charge to contribute to the maintenance of the Firth Court estate.

## VAT

The property is VAT registered, VAT is payable on all costs.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating: D (78)  
Available upon request.

- CITY CENTRE OFFICE BUILDING
- 11 CAR PARKING SPACES
- RENT: £20,500 PER ANNUM EXCLUSIVE
- NIA APPROX: 1,871 sq ft (173 sq m)

## RATEABLE VALUE

The rateable value £18,000.  
Standard Multiplier (2024/2025) 54.6p in the £  
Small Business Multiplier (2024/25) 49.9p in the £

The property may qualify for Small Business Rate Relief.

## PLANNING

We understand that the property has consent for uses falling within Class E of the Town and Country Planning (Use Classes) Order 2020.

## SERVICES

We understand mains electricity, water and drainage are connected. Interested parties are advised to make their own investigations.

## VIEWINGS & FURTHER INFORMATION

Please contact:  
Amy Willoughby—Commercial Property Manager

Tel: 01522 512200  
Email: amy.willoughby@taylorlindsey.co.uk



These particulars are provided as a general outline only, for the guidance of intending lessees, and do not constitute part of an offer or contract. Descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but interested parties must satisfy themselves as to their accuracy. Unless otherwise stated all prices quoted are exclusive of VAT. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

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