



Fosse House , Roman Wharf
Lincoln, Lincolnshire, LN1 1SR

£30,000 pa

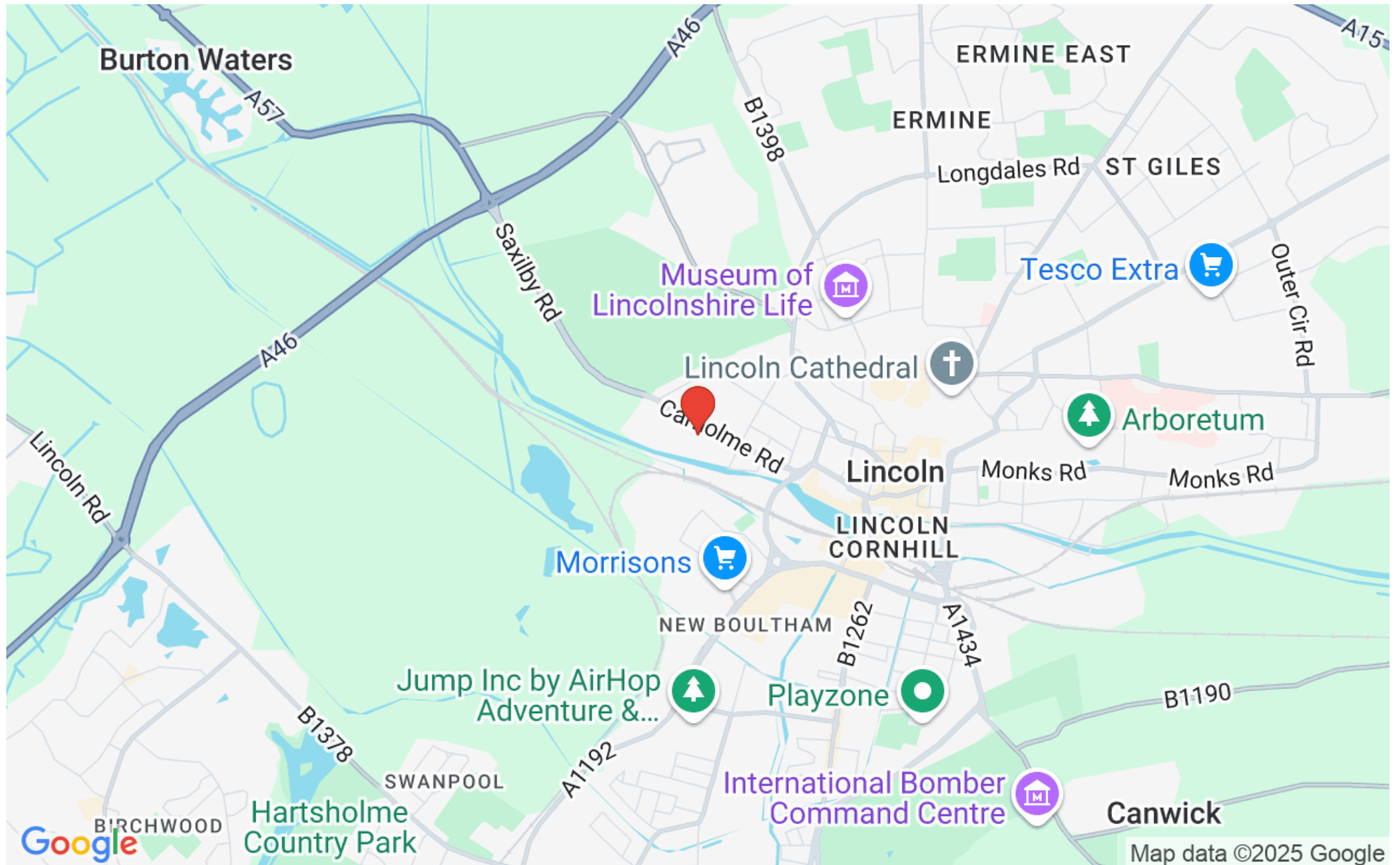
Details

- To Let
- Superb office space
- Converted Victorian warehouse
- Ground Floor 318 sqft (29.5 sqm)
- First Floor 913 sqft (84.8 sqm)
- Second Floor 1115 sqft (103.6 sqm)
- Overall area 2346 sqft (217.9 sqm)
- Parking for min 6 cars





Location



Overview

An excellent opportunity to take a lease on this high quality office space within a 3 storey converted Victorian Trade warehouse close to the river and the city centre. The property offers superb office space over 3 floors. The property benefits from a minimum of 6 car spaces.



Location

The property is situated to the west of the city centre within 1 mile of the main Brayford wharf and city centre. The property is also a half a mile from the western A46 bypass which gives easy access to the main road network and the A1 to the south. Lincoln is a cathedral city and district in Lincolnshire, of which it is the county town. In the 2021 Census, the city's district had a population of 103,813. The 2021 census gave the urban area of Lincoln, including Bracebridge Heath, North Hykeham, South Hykeham and Waddington, a recorded population of 127,540.



ACCOMMODATION

The property comprises a former trade warehouse which has been converted into superb office space and comprises the following:

Ground Floor 318 sqft (29.5 sqm)

First Floor 913 sqft (84.8 sqm)

Second Floor 1115 sqft (103.6 sqm)

Total 2346 sqft (217.9 sqm)

Outside parking for at a minimum of 6 cars with potential over spill spaces

PLANNING

The property has established use as office space.

SERVICES

Mains electricity, water, drainage and gas are connected to the property.

TENURE

The property is offered on negotiable lease terms subject to a minimum of 3 years on FRI terms. The tenant will be required to pay a 3 month rental deposit.

RATEABLE VALUE

The property has a rateable value of £27,250.

CEPC

The property has a CEPC rating of D which is valid until the 10th February 2026.



LEGAL COSTS

Each party are responsible for their own legal costs.

VAT

The rent is exclusive of VAT and is payable

LOCAL AUTHORITY

Lincoln City Council

City Hall

Beaumont Fee

Lincoln

LN1 1DD

Tel 01522 881188

VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

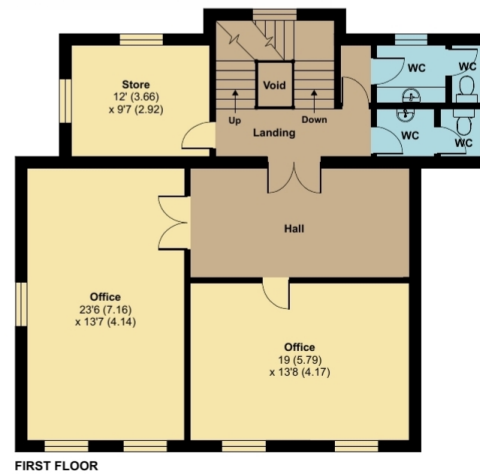
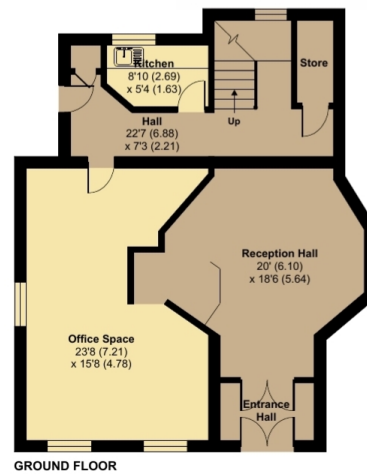
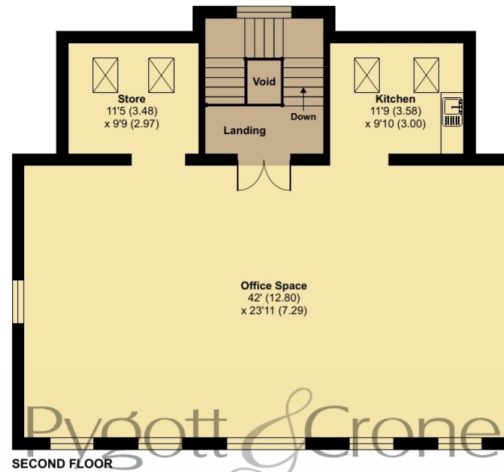
Tel 01522 536777



Fosse House , Roman Wharf, Lincoln, LN1

Overall Net Internal Area= 2346 sq ft / 217.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nlcocom 2025. Produced for Pygott & Crone. REF: 1317968



Fosse House , Roman Wharf, Lincoln, Lincolnshire, LN1 1SR



Fosse House , Roman Wharf, Lincoln
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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