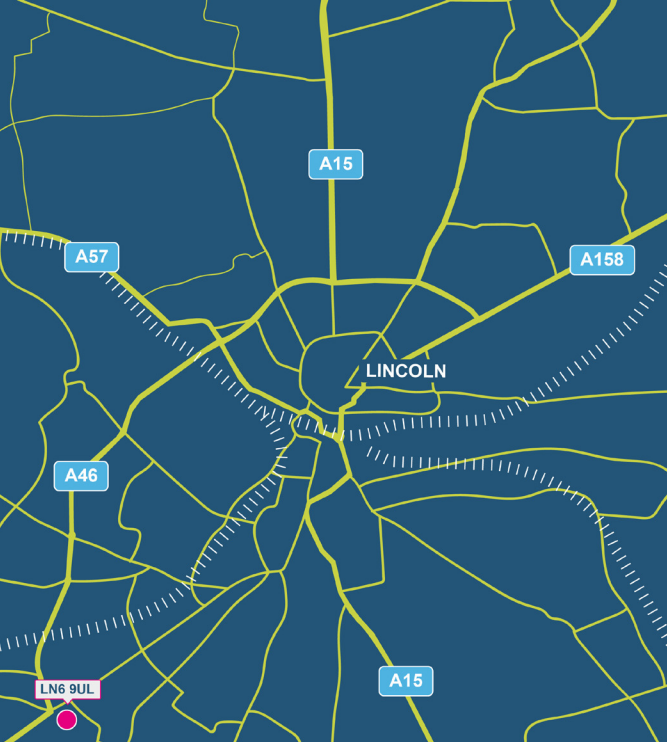




# BANKS LONG&Co

UNIT 12 GATEWAY COURT, GATEWAY PARK,  
SOUTH HYKEHAM, LINCOLN, LN6 9UL

- Modern business unit
- 364 sq m (3,926 sq ft)
- Premier Business Park position
- High quality specification
- Ideal for small to medium sized enterprises
- Notable surrounding occupiers
- **TO LET**



## LOCATION

Gateway Park is a premier Business Park, located at the junction of the Lincoln bypass and A46 dual carriageway to Newark/A1.

Neighbouring occupiers include Soper BMW/Mini, Horton Skoda, Brewsters Public House and McDonalds drive-thru.

## PROPERTY

The property comprises a modern end-terraced business unit providing storage/workshop space with WC at ground floor plus open plan offices and staff/WC facilities at first floor level.

The property benefits from a high quality internal office fit-out with suspended lighting, air conditioning and underfloor heat pump. A PV panel system has been installed to reduce electricity running costs.

The unit has separate pedestrian and vehicular up and over door access, together with allocated car parking.

**EPC Rating: B46**

## ACCOMMODATION

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that the property has the following floor area:

Ground Floor	182 sq m	(1,963 sq ft)
First Floor	182 sq m	(1,963 sq ft)
<b>Total GIA:</b>	<b>364 sq m</b>	<b>(3,926 sq ft)</b>

## SERVICES

We understand that mains supplies of water, drainage and electricity are available and connected to the property. Interested parties are advised to make their own investigations to the utility service providers.

## TOWN AND COUNTRY PLANNING

We understand that the property has planning consent for uses falling within Class B1 (Light Industrial/Office) of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own investigations to the Local Planning Authority.

## RATES

**Charging Authority:** North Kesteven District Council  
**Description:** Workshop and Premises  
**Rateable value:** £11,000  
**UBR:** 0.479  
**Period:** 2017-2018

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## TENURE

The property is available **To Let** by way of an assignment or subletting of our client's interest that is on Full Repairing and Insuring terms for a period due to expire on 8th January 2022.

A new longer term lease may be available by negotiation.

## RENT

**£18,000 per annum exclusive**

## SERVICE CHARGE

A service charge is to be levied to cover a contribution towards the upkeep, maintenance and repair of all common parts of Gateway Court. Buildings insurance is charged in addition.

## VAT

VAT may be charged in addition to the rent at the prevailing rate.

## LEGAL COSTS

The tenant is to be responsible for both parties' legal costs.

**VIEWING:** To view the premises and for any additional information please contact the sole agents.

**Contact:** Emily Funnell  
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**E :** emily.funnell@bankslong.com  
**Ref.** 6948/2018