



**Unit 6 Lindum Business Park, Station Road, North Hykeham,
Lincoln, LN6 3QX**

#10606/2024F

UNIT 6 LINDUM BUSINESS PARK

STATION ROAD, NORTH HYKEHAM, LINCOLN, LN6 3QX



Agreement

To Let



Detail

Industrial



Rent

£33,950 pax



Size

450.74 sq m (4,850 sq ft)



Location

Lincoln, LN6 3QX



Property ID

#10606/2024F

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)
Surveyor

cameron.mcrae@eddisons.com

07929 105394

01522 544515

Property

The property comprises an end-terraced industrial unit of steel portal frame construction with lined corrugated sheet clad elevations and a similarly clad pitched roof incorporating translucent roof light panels.

Internally the accommodation will provide an open plan workshop, with a minimum working height of 4.46m. There is separate pedestrian and vehicular access, vehicular access is by way of an electric roller shutter door to the front and rear of the property.

The unit benefits from 24/7 security provided by the Business Park. Externally the unit benefits from allocated parking, with further parking available on site.

The unit is currently being refurbished and is available from September 2024.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total GIA	450.74	4,850

Energy Performance Certificate

Rating: C64

Services

We understand that mains water, electricity, gas and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has planning consent for B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority:	North Kesteven District Council
Description:	Warehouse and Premises
Rateable value:	£17,750
UBR:	0.546
Period:	2024-2025

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 a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£33,950 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

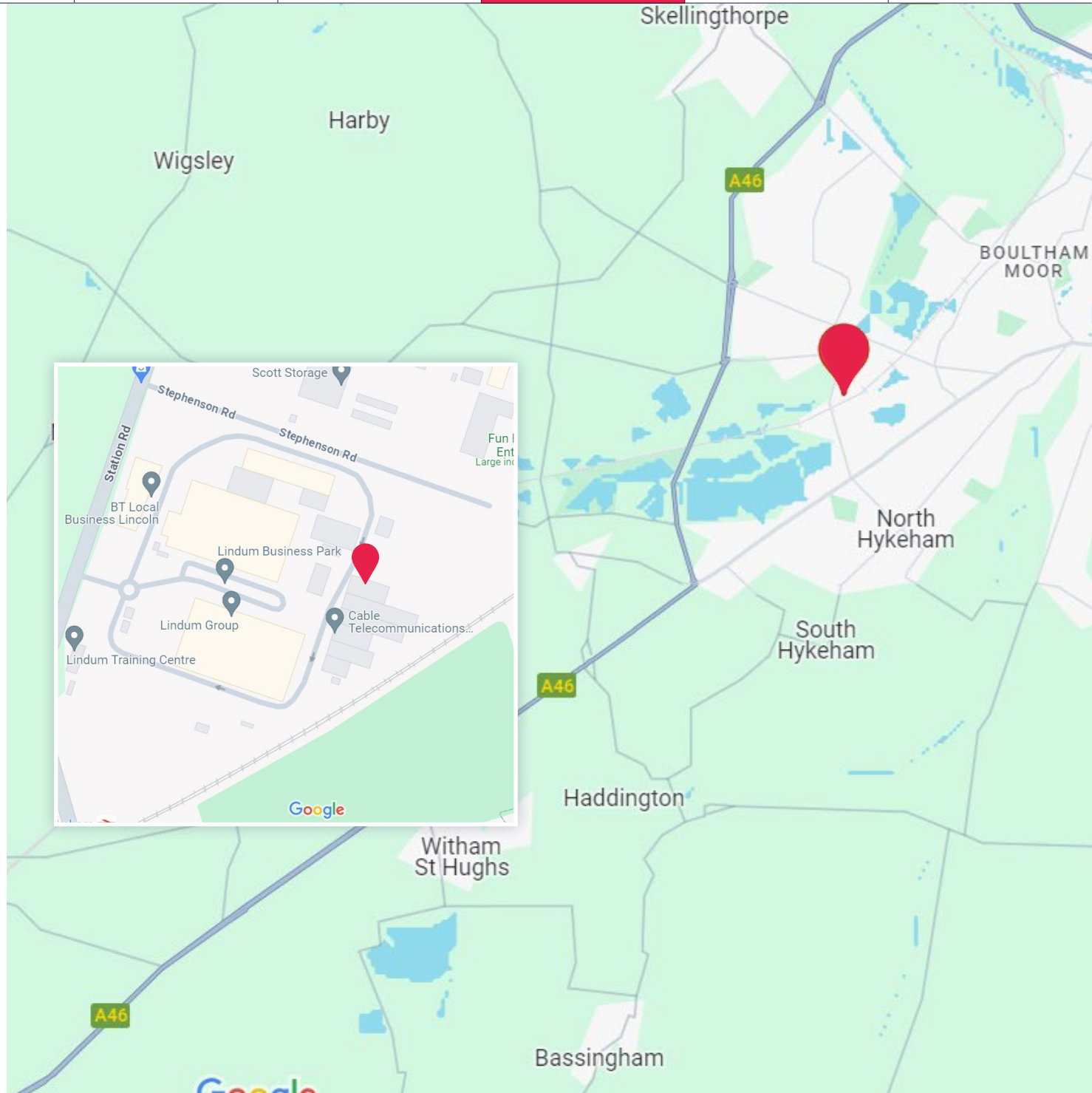
VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

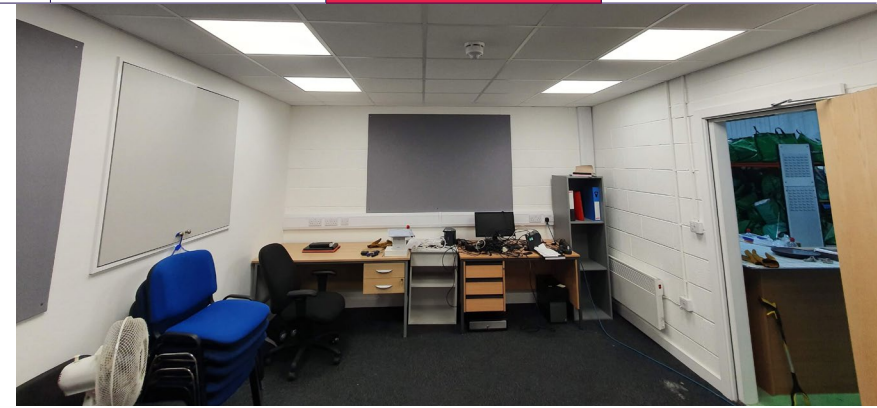
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

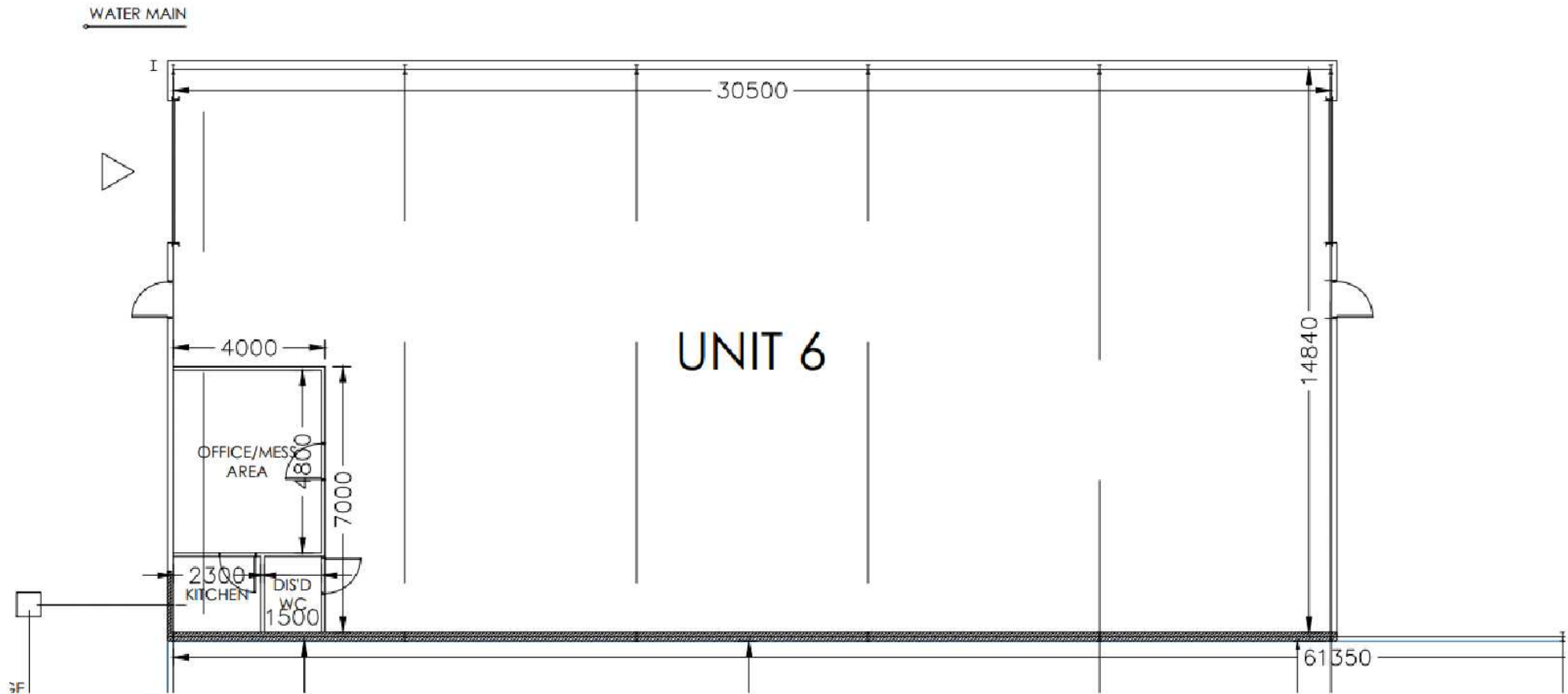
Location

The property is situated on the popular Lindum Business Park in North Hykeham, to the south of Lincoln. The position provides quick access to North Hykeham train station, Lincoln City Centre, Lincoln bypass and the A46 dual-carriageway to Newark/the A1.









Lindum Group, Lindum Business Park
Unit 6 Floor Plan

