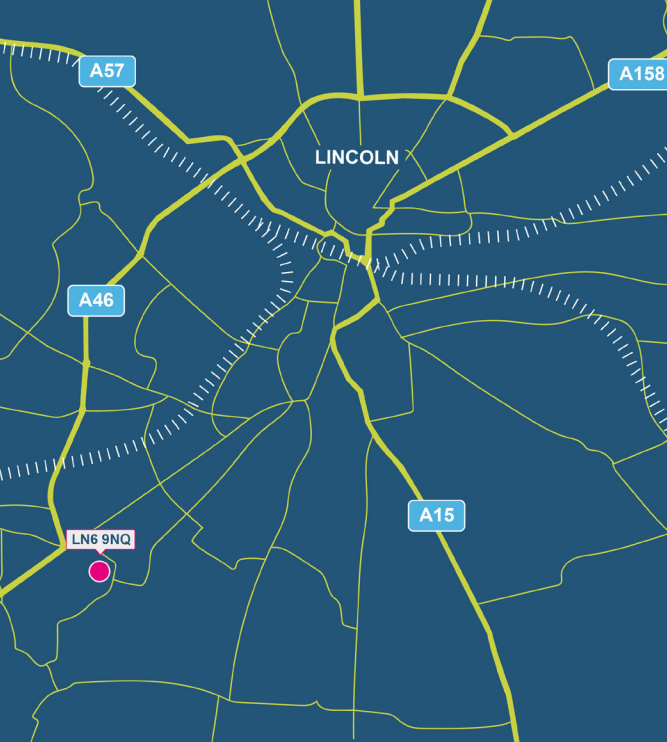




BANKS LONG&Co

BOUNDARY BUSINESS CENTRE, BOUNDARY LANE,
SOUTH HYKEHAM, LINCOLN, LN6 9NQ

- All-inclusive offices
- 7 sq m (75 sq ft) to 74 sq m (796 sq ft)
- “Easy-in Easy-out” terms
- Established business park location
- Allocated car parking
- Shared facilities
- Quick access to A46/A1
- **TO LET**



LOCATION

The property is located within the successful Boundary Enterprise Park with neighbouring occupiers including Buildbase, Roe Hire and Industrial Water Jetting Systems.

The location is half a mile from the A46 dual carriageway which provides access to Lincoln City Centre via the bypass and the A1 at Newark.

PROPERTY

The property comprises modern office accommodation with a mixture of private and open plan offices over ground and first floor levels. The property has allocated car parking spaces and the use of the Boundary Enterprise Park communal car park.

Serviced offices can be made available with or without furniture, benefitting from carpeted floors, suspended ceilings, painted plastered walls and air conditioning cassettes.

EPC Rating: C64

ACCOMMODATION

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

NIA: 7 sq m (75 sq ft) to 74 sq m (796 sq ft)

SERVICES

We understand that mains supplies of water, drainage and electricity are available and connected to the property, however, interested parties are advised to satisfy themselves in this regard.

TOWN AND COUNTRY PLANNING

The property has consent for uses falling within Class B1 (Office) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

RATES

Charging Authority: North Kesteven District Council
Description: Offices and Premises
Rateable value: TBC
UBR: 0.512
Period: 2020-2021

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 offices are available **to let** by way of flexible short term licence agreements for a period to be agreed.

RENT

From £100 per week

The rental will include base rent, service charge, buildings insurance and utilities. Terms are available upon request.

VAT

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

LEGAL COSTS

The ingoing tenants are to be responsible for all legal costs incurred in documenting the transaction.

DISCLAIMER

Please note that in accordance with Section 21 of the Estate Agents Act of 1979, we declare the vendor / landlord of this property is either currently employed within this company or is a relation of a person who is currently employed within the company.

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

Contact: Harry Collins
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E : harry.collins@bankslong.com
Ref. 6008/2016/19D/20C