



**Building 4, Boundary Enterprise Park,
Boundary Lane, Lincoln, LN6 9NQ**

#6503/2024B

Building 4, Boundary Enterprise Park

Boundary Lane, Lincoln LN6 9NQ



Agreement

To Let



Detail

Industrial



Rent

£26,000 pax



Size

690.38 sq m
(7,430 sq ft)



Location

Lincoln, LN6 9NQ



Property ID

#6503/2024B

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE
BSc (Hons)
Surveyor

cameron.mcrae@eddisons.com

07929 105394

01522 544515

Property

The property comprises a purpose-built industrial warehouse of steel portal frame construction, with part composite metal clad elevation and part brick/blockwork elevations with a similarly clad roof. Internally the property has a power floated concrete floor, LED lights, mezzanine, offices, WC and reception area. The warehouse has a minimum working height of 6.3 metres.

Externally the property provides parking in front of the property and a large shared yard circulation area.

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 |
|----------------|----------------|-----------------|
| GIA | 479,03 | 5,156 |
| Plus Mezzanine | 211,35 | 2,274 |

Energy Performance Certificate

Rating: C64

Services

We understand that mains water, electricity 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

The property holds Planning Consent for industrial uses falling within Classes B2 (General Industrial), B8 (Storage and Distribution) or E(g) (Light Industrial) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

Charging Authority: North Kesteven District Council
Description: Warehouse and Premises
Rateable value: To be confirmed
UBR: 0.512
Period: 2022-2023

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

£26,000 per annum exclusive

Service Charge

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

VAT

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

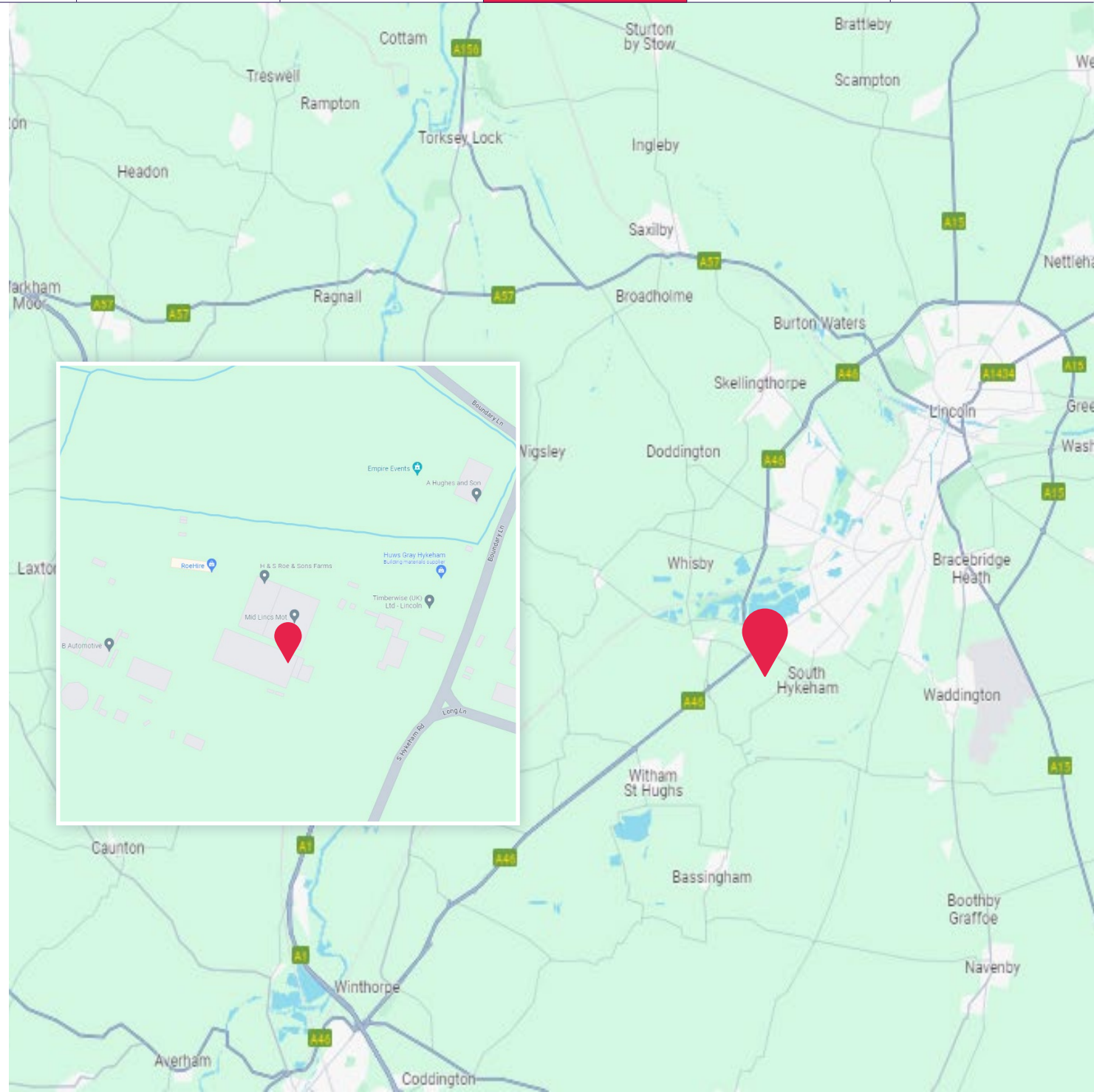
Legal Costs

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

Location

The property is 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.







4 Boundary Lane, South Hykeham, Lincoln, LN6 9NQ

