



**Internal height is 18 metres -  
ideal for storage**

**High Bay, Lindum Business Park, North Hykeham,  
Lincoln, LN6 3QX**

#10606/20231

# High Bay, Lindum Business Park

North Hykeham, Lincoln, LN6 3QX



Agreement

To Let



Detail

Storage & Distribution



Rent

£75,000 pax



Size

1,304.72 sq m (14,038 sq ft)



Location

Lincoln, LN6 3QX



Property ID

#10606/2023I

**For Viewing & All Other Enquiries Please Contact:**



**CAMERON MCRAE**

BSc (Hons)  
Surveyor

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## Property

The property comprises a self-contained industrial building of steel portal frame construction which sits under a similar clad roof. Internally the property is fitted with insulated clad elevations and a power floated concrete floor. The property benefits from WCs, office area, electric roller shutter door, 3-phase electricity supply and a minimum working height of 15.52 metres. The unit also provides a crane lift which is currently not in use but could be restored.

The property has on site parking available, 24/7 on site security. There is also the possibility of additional space attainable.

## 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 <sup>2</sup>	ft <sup>2</sup>
Total GIA	1,304.72	14,038

## Virtual Tour

Please scan the QR code below for a virtual tour of the property.



## 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 consent for uses falling within Class B8 (Storage & Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Alternative uses may be appropriate, subject to receipt of necessary planning permission. Interested parties are advised to make their own investigations with the Local Planning Authority.

## Rates

**Charging Authority:** North Kesteven District Council  
**Description:** Workshop and Premises  
**Rateable value:** In the region of - £38,500  
**UBR:** 0.512  
**Period:** 2023-2024

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

£75,000 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

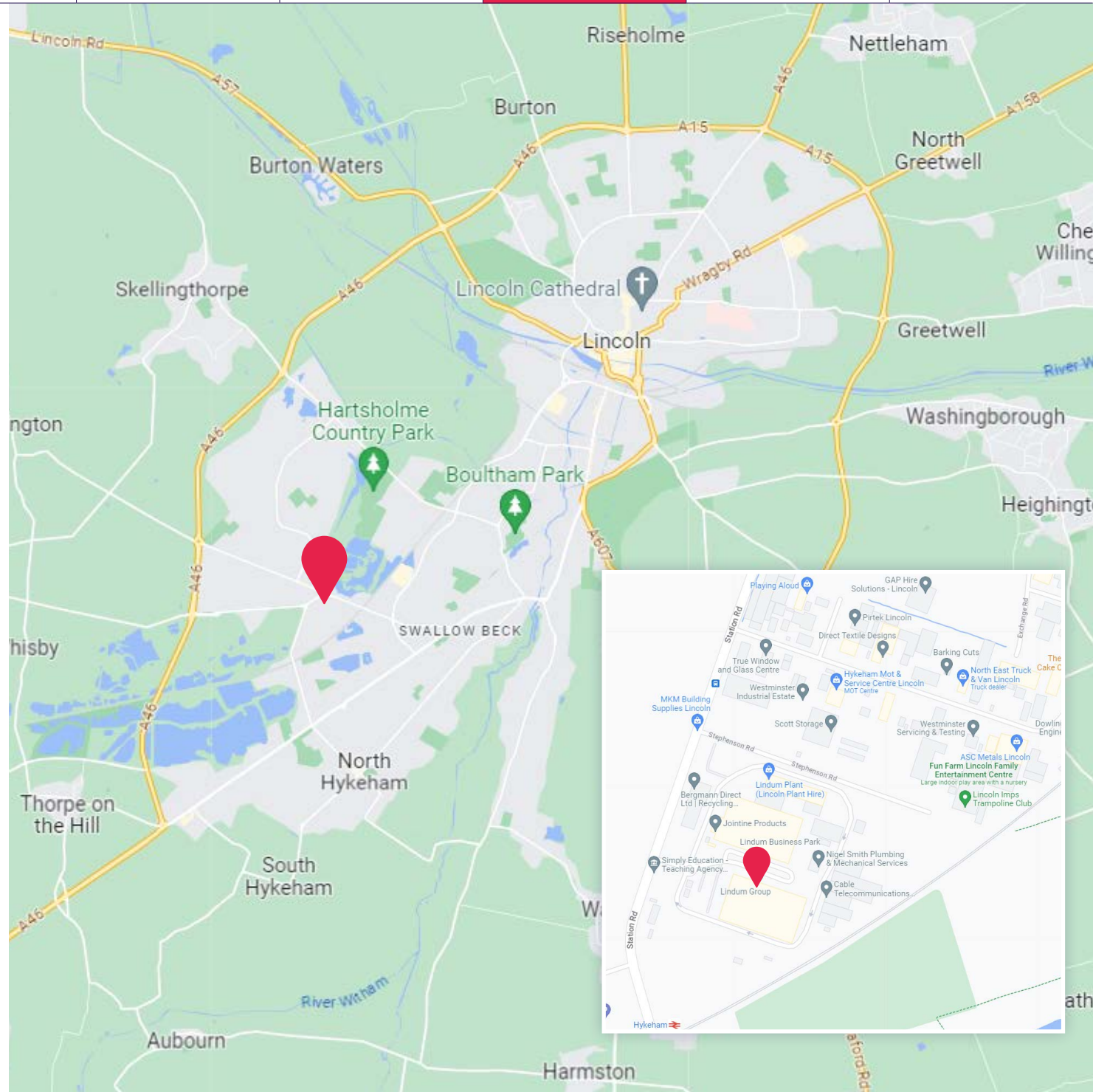
VAT will be charged in addition to the rent at the prevailing rate.

## Legal Costs

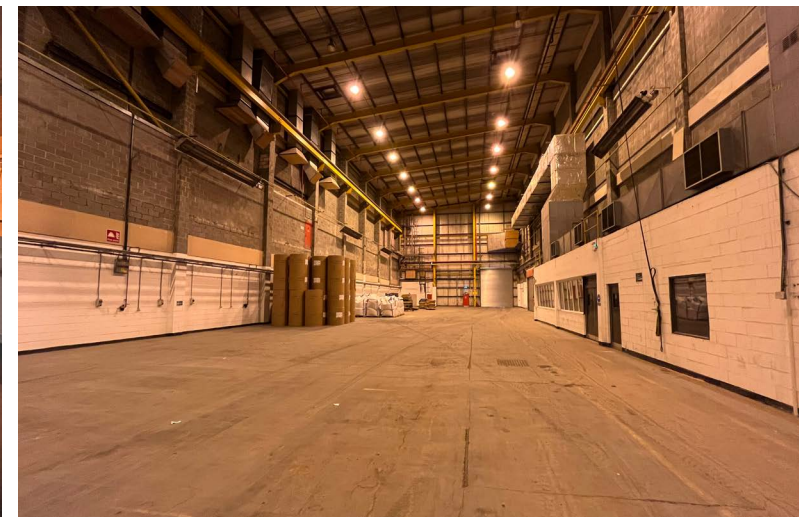
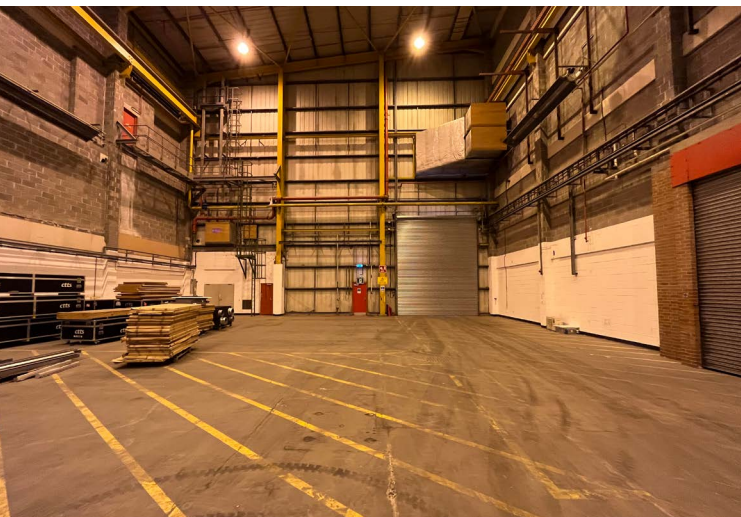
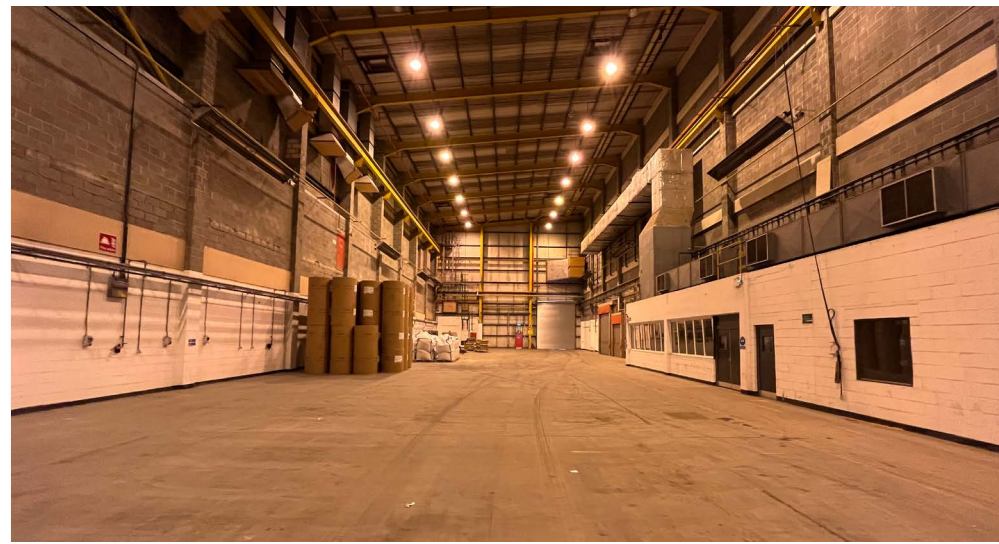
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Location

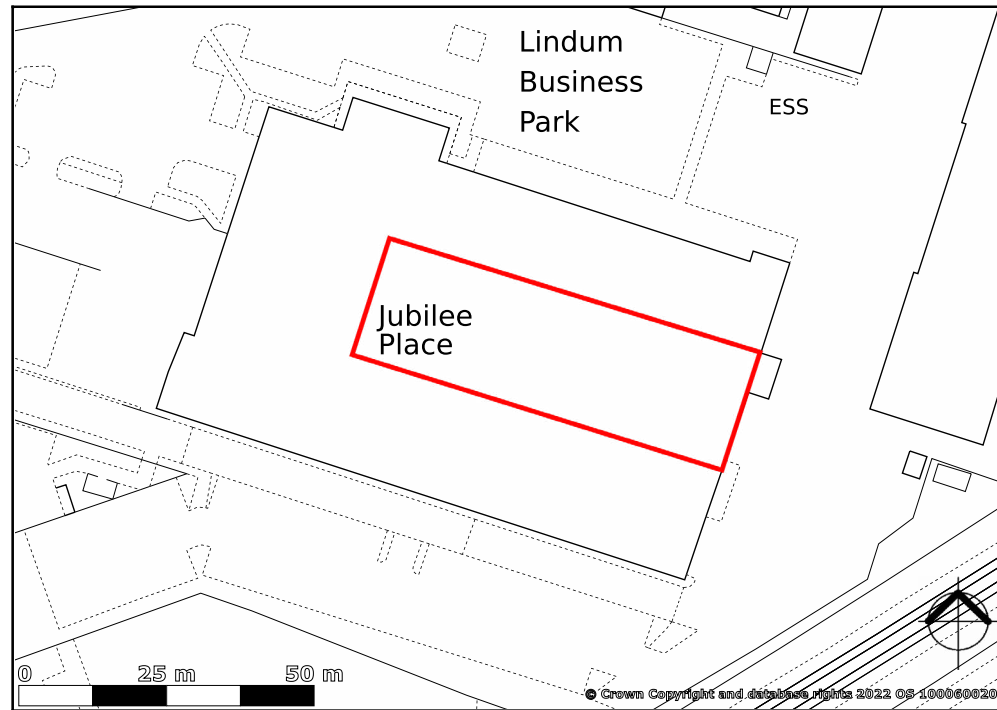
The property is situated on the popular Lindum Business Park in North Hykeham to the south of Lincoln. The position provides quick access to North Hykeham train station, Lincoln City Centre, Lincoln bypass and the A46 dual-carriageway to Newark/the A1.







Middle Bay, Lindum House, Station Road, North Hykeham, Lincoln, LN6 3QX



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Plotted Scale - 1:1,250