



**Lindum Business Park - All Inclusive Offices, North Hykeham,  
Lincoln, LN6 3QX**

#854/2024A

# LINDUM BUSINESS PARK - ALL INCLUSIVE OFFICES

NORTH HYKEHAM, LINCOLN, LN6 3QX



Agreement

To Let



Detail

Modern Offices



Rent

£3,000 - £7,900 per annum  
exclusive



Size

Ground Floor Acorn House  
15 - 52 sq m (166 - 562 sq ft)  
Ground Floor Langton House  
11 - 24 sq m (120 - 260 sq ft)



Location

Lincoln, LN6 3QX



Property ID

#854/2024A

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



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Surveyor

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## Property

The available accommodation comprises a range of private offices within a modern multi-let building. The accommodation is finished to a high specification including carpeted floors, suspended ceilings, partitioning, air conditioning and Cat 5 data cabling.

The property has the use of the Lindum Business Park communal car park.

There is also the benefit of 24 hour security provided by the Business Park. Other additional benefits include reception services such as greeting visitors, use of meeting rooms, receiving and sending post

## 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>
GF Acorn House	15 - 52	166 - 562
GF Langton House	11 - 24	120 - 260

## Energy Performance Certificate

Rating: C71

## 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 has consent for the uses falling within Class B1 (Offices) of the Town and Country Planning (Use Classes) Order 1987.

## Rates

**Charging Authority:** North Kesteven District Council  
**Description:** Office and Premises  
**Rateable value:** To be assessed  
**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 suites are available To Let by way of flexible licence agreements or longer term agreements considered.

## Rent

The rent includes the following; service charge, utility bills and business rates.

Acorn House	m <sup>2</sup>	ft <sup>2</sup>	Rent
Office 1	21	225	£3,150
Office 2	52	562	£7,900
Office 3	15	166	£2,400

Langton House	m <sup>2</sup>	ft <sup>2</sup>	Rent
Office 1	11	120	£3,000
Office 2	24	260	£6,500
Office 3	16	174	£4,350

Rooms can be let in multiples or individually.

## 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

Langton House 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.





