



**Unit 3, Westminster Road, North Hykeham, Lincoln
LN6 3QY**

#1210692/2024G

UNIT 3, WESTMINSTER ROAD

NORTH HYKEHAM, LINCOLN, LN6 3QY



Agreement

To Let



Detail

Industrial



Rent

£23,000 pax



Size

374.22 sq m (4,025 sq ft)



Location

Lincoln, LN6 3QY



Property ID

#1210692/2024G

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)
Surveyor

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07929 105394

01522 544515

Property

The property comprises a detached industrial building with ancillary office and showroom accommodation. The property is constructed with brick/block elevations and a mixture of pitched and flat roofs. Internally, the premises offer a two-storey office to the front with WC and kitchen facilities and an open plan workshop to the rear with a minimum working height of 3.3 metres.

Externally, the premises benefits from ample gated yard space and forecourt parking. The unit further benefits from electric security shutters, 3-phase electricity, and an intruder alarm.

Accommodation

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

Area	m ²	ft ²
Warehouse	263.49	2,835
Ground Floor Office	56.92	612
First Floor Office	53.81	578
Total GIA	374.22	4,025

Energy Performance Certificate

EPC Rating: B36

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

We understand that the property has consent for uses falling within Class B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

Charging Authority: North Kesteven District Council
Description: Workshop 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

£23,000 per annum exclusive

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.

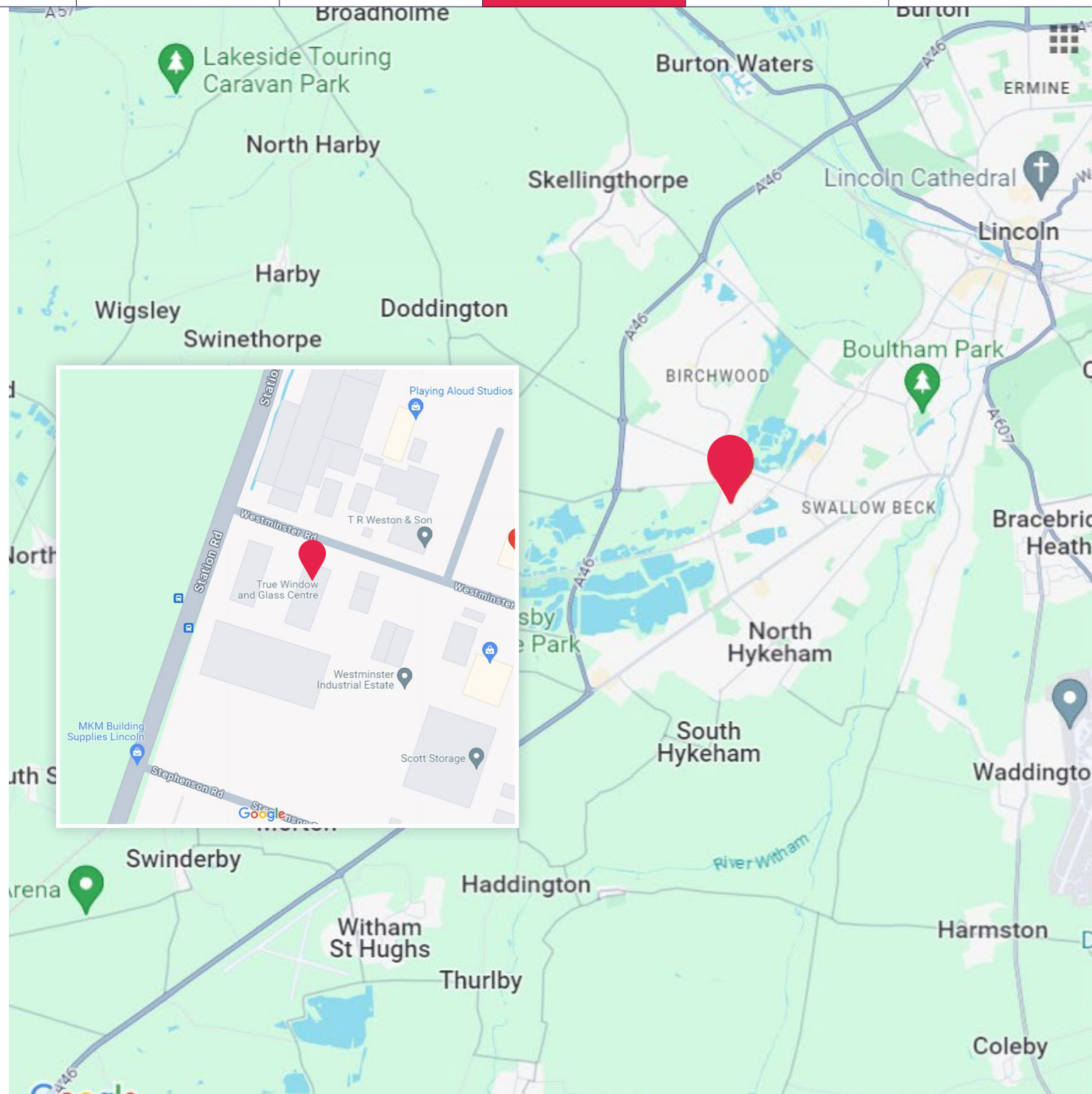
Location

The property is accessed off the busy Station Road and is prominently situated at the entrance to the popular Westminster Industrial Estate in North Hykeham towards the south of Lincoln.

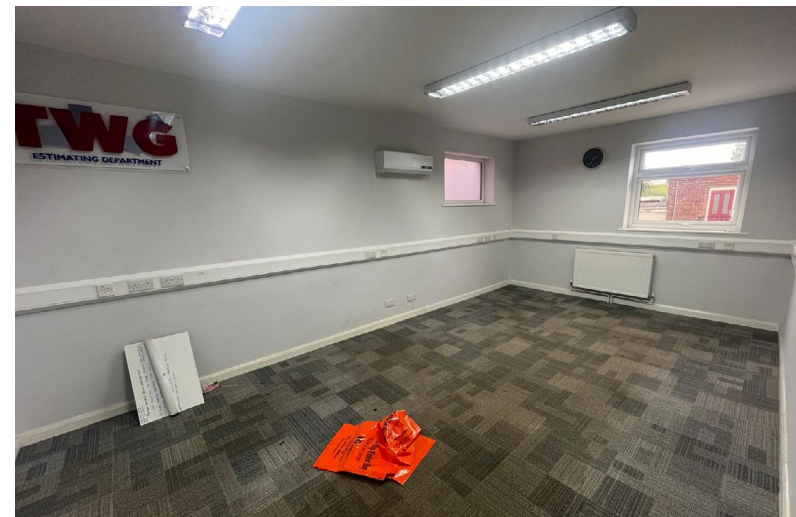
The property is situated approximately 3 miles south of Lincoln City Centre and provides quick access to the A46 and A1 thereafter.

Lincoln is the administrative centre and largest city in Lincolnshire with an urban population of 130,000 and a total catchment population of 545,000, giving it a total comparison goods expenditure of over £985 million. Lincoln also benefits from its ever-growing Universities. The student and academic staff population is estimated to be circa 15,000 and contributes over £250 million to the local economy.

The property is also conveniently located within 0.5 miles of North Hykeham train station, which offers routes to Nottingham, Newark and Grimsby.







Unit 3, Westminster Industrial Estate, Station Road, North Hykeham, Lincoln, LN6 3QY

