



Unit 1, Westminster Industrial Estate, Station Road, North Hykeham, Lincoln LN6 3QY

TO LET

WORKSHOP & TWO STOREY OFFICES

**4,589 Sq Ft
(426 Sq M)**

DESCRIPTION

The property comprises a detached industrial building constructed of brick/block walls surmounted by a mixture of pitched and flat roofs.

Internally, the premises are currently arranged as two storey office accommodation with kitchen and WC facilities to the front and single storey workshop / storage to the rear. Externally there is forecourt parking and gated yard space leading to vehicular access loading doors.

- ✓ **4,589 sq ft (426 sq m)**
- ✓ **Cost-effective workshop and offices**
- ✓ **Established industrial estate**
- ✓ **Quick access to North Hykeham, City Centre and bypass**
- ✓ **Would suit alternative uses (subject to consents)**
- ✓ **Immediate occupation available**



LOCATION

The property is prominently situated at the entrance of the popular Westminster Industrial Estate 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 (A1), which is 11 miles to the south west.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor - Workshop	2,791	259
Ground Floor - Office	899	84
First Floor - Office	899	84
Total	4,589	426

VAT

VAT will not be charged on rent and other costs levied by the landlord.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

BUSINESS RATES

RATEABLE VALUE: £19,250

UBR (2024/5): 49.9p in the £

RATES PAYABLE (2024/5): £9,605.75

TERMS

Available to let on a new full repairing and insuring lease for a term to be agreed at a rent of £27,500 per annum exclusive.

EPC To be reassessed.



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Regulated by RICS 01-Jul-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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