



Units 1, 5, 6 & 7
Boundary Lane Business Park
South Hykeham
Lincoln
LN6 9NQ

Brand New Hybrid Units TO LET

Brand New Hybrid Units - TO LET

Availability Snapshot

Unit 1 (Detached) - 2,018 SQFT // £25,000 PAX

Unit 5 (end terrace) - 1,666 SQFT // £20,000 PAX

Unit 6 (mid terrace) - 1,666 SQFT // £18,500 PAX

Unit 7 (mid terrace) - 1,666 SQFT // £18,500 PAX

- High quality architectural design and construction
- Ground floor warehousing with offices over
- 3 Phase power available, electric roller shutters
- Allocated Parking
- Suitable for Variety of uses
- Situated in a wider development of 16 units.
- Ready from Q4 2025.

For further information:

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Boundary Business Park will comprise an executively designed commercial development located on the fridge of the City of Lincoln with direct access to the A46 Lincoln bypass and within easy reach to the A1 and city centre.

In total, the park will comprise 16 similarly developed units all having allocated parking.

LOCATION

Postcode: LN6 9NQ

What3words: ///bands.passively.seating

Boundary Business Park forms an extension to a prime Business District adjacent to Newark Road, leading directly onto the A46.

National occupiers make up the surrounding area with the A1 also within easy reach (12 miles / 20 min drive time).



ACCOMMODATION AND LEASE TERMS

The attached plan shows those units under our clients ownership, that are available TO LET.

The units are available to occupy from Practical Completion, expected Q4 2025.

	Property Type	Size (ft²)	Status	Rent (PAX)	Parking	Rateable Value
Unit 1	Detached	2,018	TO LET	£25,000 P.A.X	3 spaces	On practical completion
Unit 5	End-Terrace	1,666	TO LET	£20,000 P.A.X	3 spaces	
Unit 6	Mid-Terrace	1,666	TO LET	£18,500 P.A.X	2 spaces	
Unit 7	Mid-Terrace	1,666	TO LET	£18,500 P.A.X	2 spaces	

THE SPECIFICATION

Ground floor: Warehouse/storage with high ceilings (3.7m) and insulated roller shutter doors, blockwork walls, toilet and kitchenette.

First floor: Open plan office, blockwork & plastered walls, carpet tiled flooring, air conditioned for heating and cooling, with a first floor shower room.

Externally: Allocated parking set within a secure gated business park with out of hours access and pre-set automatic gate closing.



FURTHER INFORMATION

Lease Terms

Each unit is available TO LET on new Full Repairing and Insuring Terms at the rents included in the attached schedule.

A deposit to the equivalent of 3 months rent will be required.

EPC

Each unit will have an EPC prepared on practical completion.

Business Rates

The Rateable Value will be assessed on practical completion.

Service Charges

The occupier will be responsible for the payment of an annual Service Charge to cover a proportion of the costs associated with the maintenance of the communal areas.

VAT

All figures quoted are exclusive of VAT which is payable at the prevailing rate.



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