

Industrial TO LET

WOOD MOORE



Boundary Lane Business Park, Boundary Lane, South Hykeham, Lincoln, LN6 9NQ

4 x Brand New Hybrid Units TO LET from Q4 2025.

Summary

Tenure	To Let
Available Size	1,666 to 7,016 sq ft / 154.78 to 651.81 sq m
Rent	£18,500 - £25,000 per annum
Service Charge	To be confirmed.
Business Rates	To be confirmed.
EPC Rating	Upon enquiry

Key Points

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

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DESCRIPTION

4 x Hybrid units are available TO LET from Q4 2025. The units have been carefully designed for architectural merit and each will comprise;

- 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.

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

The attached plan shows the units under our clients ownership, that are available TO LET. A summary of the units is below:

Name	Size	Tenure	Rent	Monthly Rent	Availability
Building - Unit 1 - Detached	2,018 sq ft	To Let	£25,000 /annum	£2,083.33	Available
Building - Unit 5 - End of Terrace	1,666 sq ft	To Let	£20,000 /annum	£1,666.67	Available
Building - Unit 6 - Mid Terrace	1,666 sq ft	To Let	£18,500 /annum	£1,541.67	Available
Building - Unit 7 - Mid Terrace	1,666 sq ft	To Let	£18,500 /annum	£1,541.67	Available

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

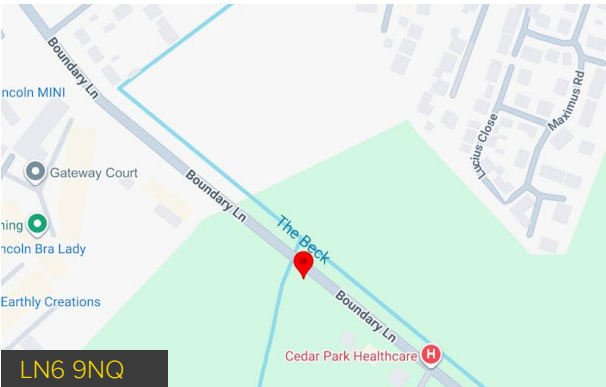
The Rateable Value will be assessed on practical completion.

SERVICE CHARGE

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.



Viewing & Further Information

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