



E3, Leafbridge Development
Station Road, North Hykeham, Lincoln, LN6 9WG

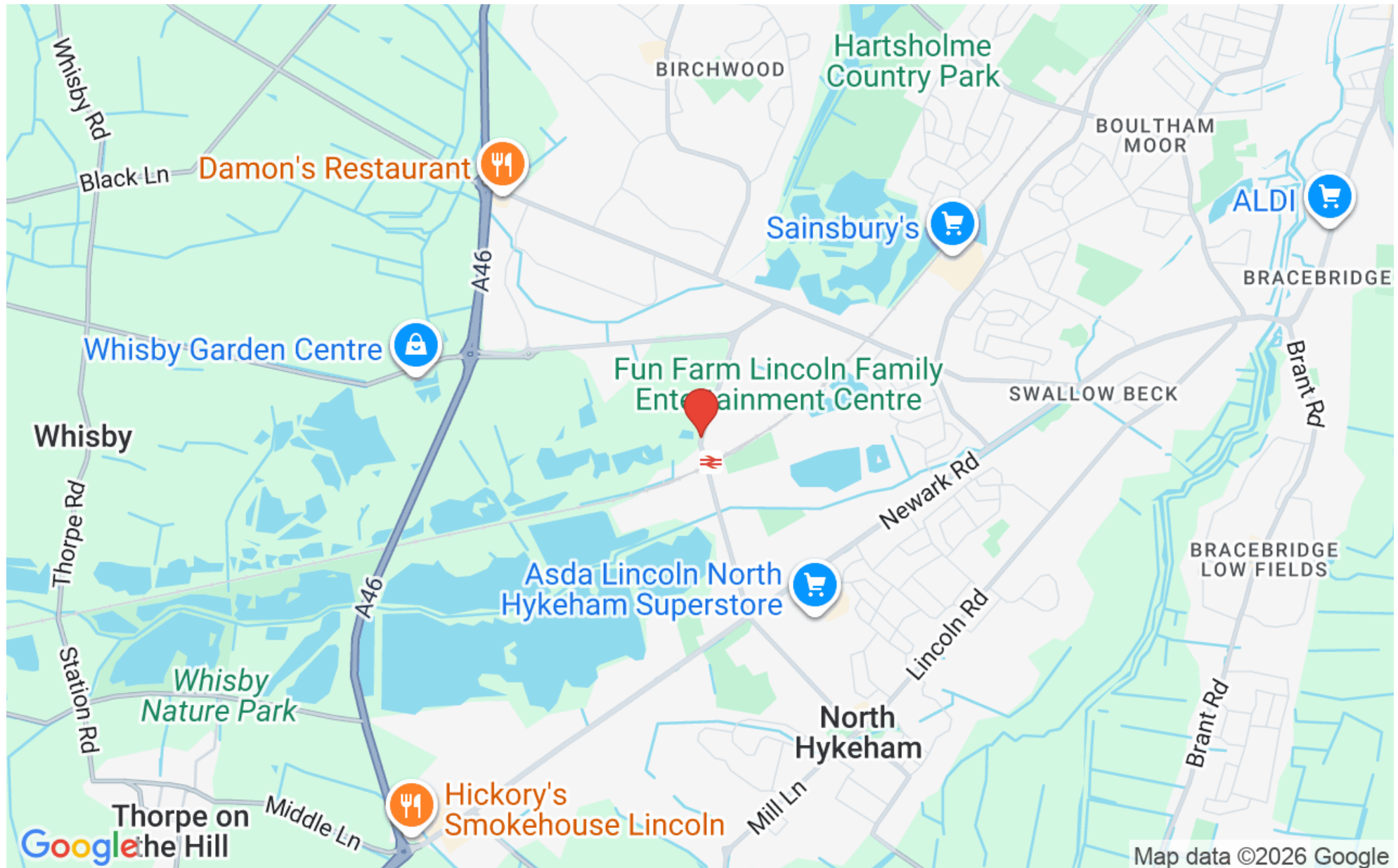
£13,000 pa

Details

- 1,509 sq ft (140.2 sq m)
- Electric roller shutter door
- Excellent transport links
- To A46 Lincoln Bypass
- Adjacent to Hykeham Railway Station
- Allocated parking
- Lincolns prime commercial district
- Small business rate relief may be available
- EPC Rating - B49



Location



Overview

Clear span warehouse unit available TO LET on Lincoln's premier new 'Leafbridge' development.

Unit E3 is a very modern light industrial unit measuring 1,509 sq ft, and comes with concrete floor, electric roller shutter, up and over door and allocated parking.

Location

Leafbridge is located just 7 miles from Lincoln City centre and only 1 mile away from the A46 Lincoln Bypass, which provides a direct link to Nottingham and Leicester, and 10 miles away from the A1.

The site is located just 1 hour away from Doncaster Sheffield Airport, East Midlands Airport and Humberside Airport. The ports of Immingham, Grimsby and Hull can be reached in just over an hour.



TRANSPORT HUB

Leafbridge is situated off Station Road, directly adjacent to the popular Access Lincoln Transport Hub in North Hykeham and benefits from excellent transport links whether you're on the road, using public transport or travelling by bike.

Unknown

The property comprises a clear span warehouse fitted with an electric roller shutter vehicular entrance door, pedestrian access door and a toilet.

TENURE

The Property is available by way of a new full repairing and insuring lease, at a rent of £13,000 per annum exclusive (£1,083.34 pcm).

BUSINESS RATES

The Property has a rateable value of £10,500

SERVICES

The property is connected to mains electricity, water and foul drainage.



SERVICE CHARGE

A service charge will be payable for the costs of shared services. A draft budget can be made available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs in documenting the transaction.

VAT

We are advised that VAT is payable in addition to the rent.

Energy Performance Certificate

B49

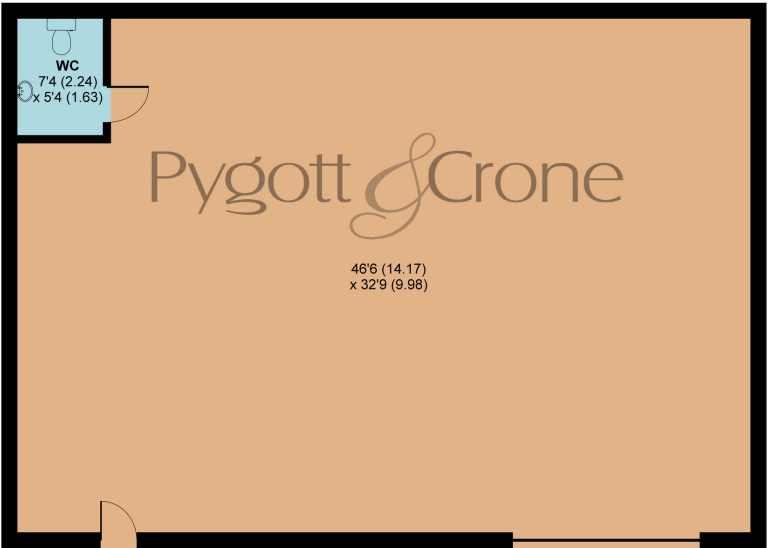
VIEWING

The Property is being marketed by sole agents, Pygott & Crone. For all enquiries please contact our dedicated commercial team;

**Leafbridge Development,
Station Road, North Hykeham, LN6**

Approximate Area = 1551 sq ft / 144 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. © nichecom 2021.
Produced for Pygott & Crone. REF: 760243



E3, Leafbridge Development, Station Road
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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