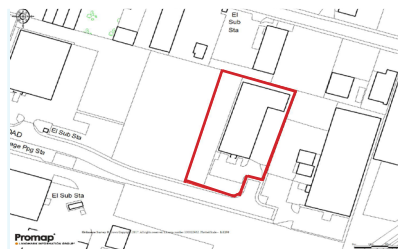
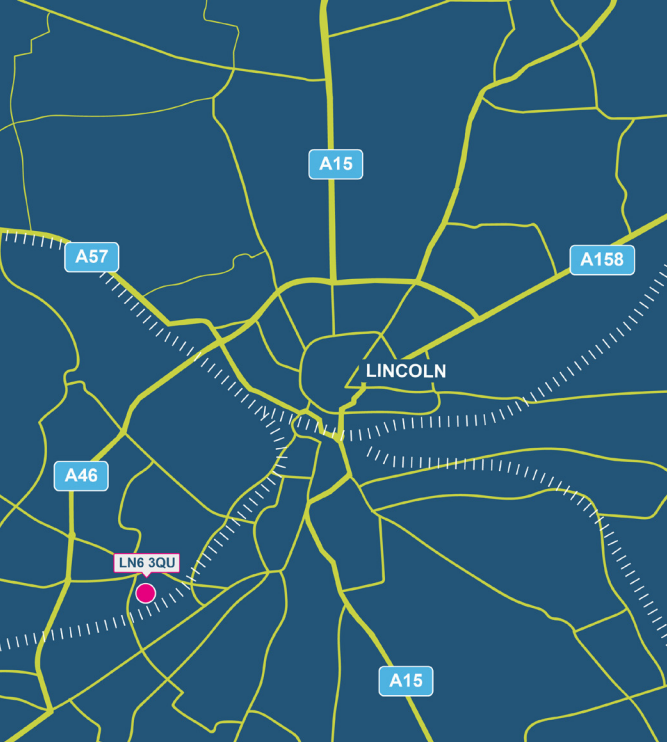




BANKS LONG&Co

LEXICON HOUSE, STEPHENSON ROAD,
NORTH HYKEHAM, LINCOLN, LN6 3QU

- Modern business unit
- 1,255 sq m (13,513 sq ft)
- Self-contained site with expansion land
- Available October 2018
- OIRO £1,000,000
- **FOR SALE**



LOCATION

The property is located fronting Stephenson Road in an established employment location within the South West Business Quarter of the Lincoln conurbation. Surrounding occupiers include MKM Builders Merchants, Scott's Storage, Lindum Group and Fun Farm. The position is close to North Hykeham Train Station and provides quick access to the A46 Lincoln Bypass with the A1 11 miles south west.

PROPERTY

The property was constructed in 2003 with steel portal frame, brick/block walls surmounted by lined corrugated sheet cladding set under a similarly clad pitched roof. Window and door fittings are powder coated aluminium framed double glazed units. Internally the accommodation is sub-divided to provide office, staff and WC facilities over ground and first floor with stair and platform lift access. The offices are generally finished with carpeted floors, painted plastered walls, suspended ceilings incorporating inset lighting and air circulation units with air conditioning cassettes in part. There are sorting/storage areas to the rear, part incorporating suspended ceiling and part with a minimum working height of 4.5 metres. The property benefits from three up and over vehicular access doors.

Externally there is car parking and extensive landscaping to the front, HGV loading/circulation yard to the east and undeveloped expansion land to the west that totals 0.09 hectares (0.22 acres).

SERVICES

We understand that all mains services are available and connected to the property. Interested parties are advised to make their own investigations to the utility providers.

TOWN AND COUNTRY PLANNING

We understand that the property has consent for uses falling within Class B1 (Offices/Light Industrial) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that the property has the following floor area:

Ground/First Floor Offices	483 sq m	(5,198 sq ft)
Sorting Areas	408 sq m	(4,392 sq ft)
Warehouse	364 sq m	(3,923 sq ft)
Total GIA:	1,255 sq m	(13,513 sq ft)

The site area totals 0.35 hectares (0.86 acres)

RATES

Charging Authority: North Kesteven District Council
Description: Warehouse and Premises
Rateable value: £72,500
UBR: 0.493
Period: 2018-2019

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 **for sale** freehold.

It is currently subject to an occupational lease to Lincolnshire County Council on Full Repairing and Insuring terms at a passing rental of £95,500 per annum exclusive, which is due to expire on 13 October 2018.

PRICE

OIRO £1,000,000

VAT

VAT may be charged in addition to the price at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the sole agents.

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E : william.wall@bankslong.com
Ref. 6478/2018