

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**











The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identify and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessers and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & O. Das any authority to make or give any representation or overaranty whatever in relation to this property.

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)

1,255 sq m (13,513 sq ft)

The site area totals 0.35 hectares (0.86 acres)

RATES

Total GIA:

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.

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

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