

OFFICE

TO LET

ALL INCLUSIVE OFFICE SPACE



Office, Lindum Business Park, North Hykeham, Lincoln
LN6 3QX

#854/2025G



BTG
Eddisons

OFFICES, LINDUM BUSINESS PARK

NORTH HYKEHAM, LINCOLN, LN6 3QX



Agreement

To Let



Detail

Office



Rent

£25,000



Size

111.48 sq m (1,200 sq ft)



Location

Lincoln, LN6 3QX



Property ID

#854/2025G

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON
BA (Hons)
Surveyor

jasper.nilsson@eddisons.com
07929 105395
01522 544515

Property

The available accommodation comprise office space within a modern multi-let building. The accommodation is finished to a high specification including carpeted floors, suspended ceilings, partitioning, air conditioning and Cat 5 data cabling.

The property has the use of the Lindum Business Park communal car park.

There is also the benefit of 24 hour security provided by the Business Park. Other additional benefits include reception services such as greeting visitors, use of meeting rooms, receiving and sending post.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total	111.48	1,200

Energy Performance Certificate

Rating: C71

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

The property has consent for the uses falling within Class B1 (Offices) of the Town and Country Planning (Use Classes) Order 1987.

Rates

Charging Authority: North Kesteven District Council
Description: Office and Premises
Rateable Value: To be assessed

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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 office is available **To Let** by way of a flexible licence agreement or longer term agreement considered.

Rent

£25,000 per annum exclusive

The rent includes service charge, utility bills and business rates.

VAT

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

Legal Costs

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

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Langton House is situated on the popular Lindum Business Park in North Hykeham to the south of Lincoln. The position provides quick access to North Hykeham train station, Lincoln City Centre, Lincoln bypass and the A46 dual-carriageway to Newark/the A1.





