



H3 Hybrid Unit Leafbridge, Station Road
North Hykeham, Lincoln, Lincolnshire, LN6 3QX

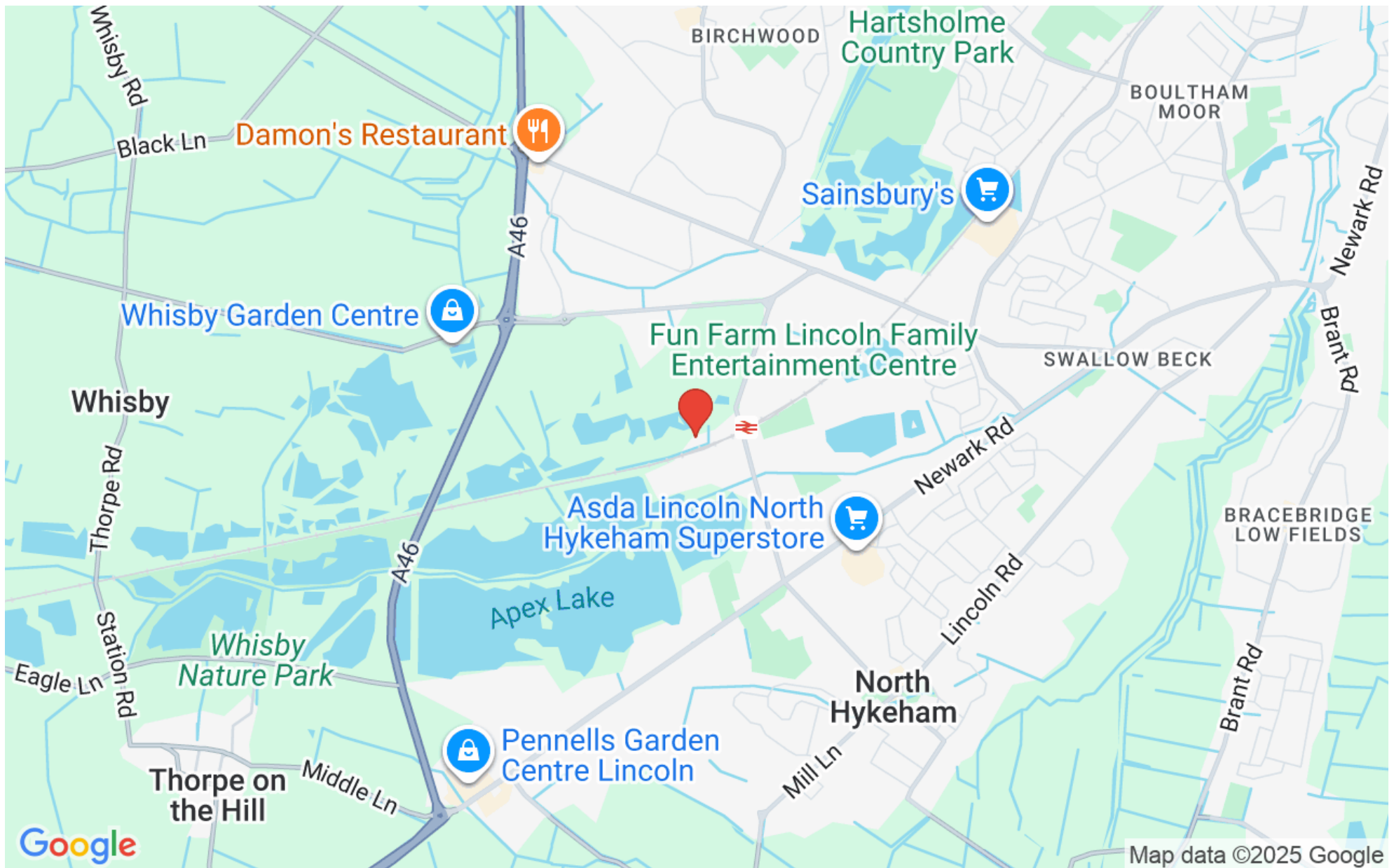
£1,833 pcm

Details

- To Let
- Hybrid unit (office + warehouse)
- 2200 sq ft (204.3 sqm)
- Allocating parking
- High Specification
- 2 storey building
- Excellent location
- Close to Train station
- CEPC of B



Location



Overview

Situated on Leafbridge Business Park, this 2,142 sq ft hybrid unit comprises a ground-floor warehouse and a first-floor high-specification office. Located to the South West of Lincoln, just one mile from the A46 Lincoln bypass, ten miles from the A1 and seven miles from Lincoln city centre.



LEAFBRIDGE

Leafbridge is a 44-acre commercial development located to the South West of Lincoln, just one mile from the A46 Lincoln bypass, ten miles from the A1 and seven miles from Lincoln city centre.

STIRLIN

Leafbridge is being developed by Stirlin Developments, a well-regarded property development and construction company based in Lincoln.

TENURE

Available on Leasehold

TRANSPORT HUB

Leafbridge is directly adjacent 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.



ROAD NETWORKS

Leafbridge is located just 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 Lincoln Eastern Bypass is currently under construction and will improve transport links around

SERVICES

Mains electricity, water and foul drainage.

VIEWING

Viewing is strictly by appointment with the sole agents:

Tel: 01522 536777

Email: wdowning@pygott-crone.com

commercial@pygott-crone.com

LEGAL COSTS

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

RATEABLE VALUE

Current rateable value: £13,000 (1st April 2023 to present)

CEPC

CEPC Rating B(29)



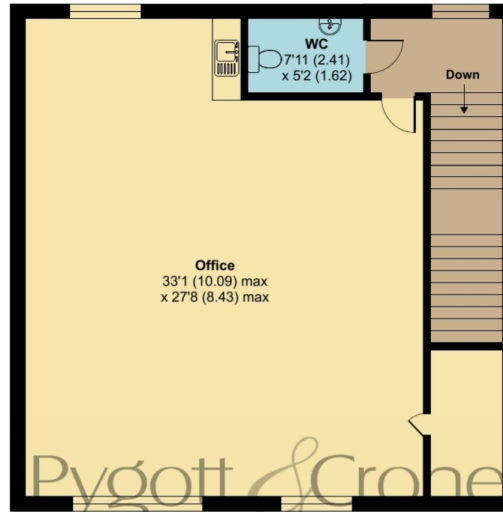
Leafbridge Station Road, North Hykem, Lincoln, LN6

Ground Floor Net Internal Area = 1100 sq ft / 102.1 sq m

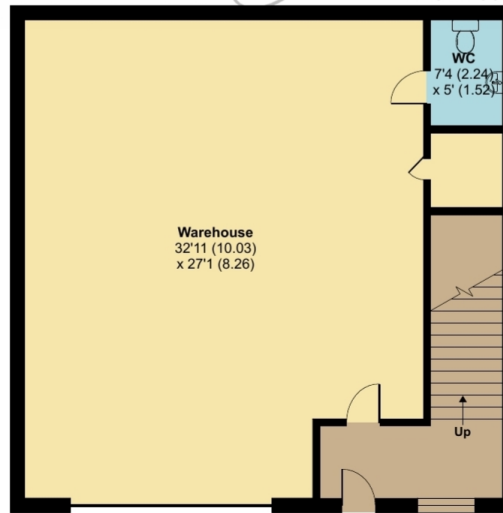
First Floor Net Internal Area = 1100 sq ft / 102.1 sq m

Total = 2200 sq ft / 204.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nchecom 2024. Produced for Pygott & Crone. REF: 1389483



H3 Hybrid Unit Leafbridge, Station Road, North Hykeham, Lincoln, Lincolnshire, LN6 3QX



H3 Hybrid Unit Leafbridge, Station Road, North Hykeham
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

0330 128 0939