



**Storage Compound, Lindum Business Park, Station Road,  
North Hykeham, Lincoln, LN6 3QX**

#1221672/2024J

# STORAGE COMPOUND

LINDUM BUSINESS PARK, STATION ROAD, NORTH HYKEHAM, LINCOLN, LN6 3QX



Agreement

To Let



Detail

Land



Rent

From £20,000 to £65,000  
pax



Size

0.5 - 1.64 acres  
(0.2 - 0.66 hectares)



Location

Lincoln, LN6 3QX



Property ID

#1221672/2024J

**For Viewing & All Other Enquiries Please Contact:**



**CAMERON MCRAE**

BSc (Hons)

Surveyor

cameron.mcrae@eddisons.com

07929 105394

01522 544515

## Property

The site comprises a regular shaped parcel of undeveloped land with frontage to Station Road of approximately 90 metres and an approximate depth throughout of 46 metres.

The land is accessed via Lindum Business Park towards the east of the site. While the site is currently undeveloped, the Landlord may consider surfacing the land and providing additional lighting and fencing subject to contract.

There is also scope for further subdivision of the available space and alternative access.

There is also 24/7 security provided by the Business Park.

## Accommodation

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

Area	Acres	Hectares
Total	0.5 - 1.64	0.2 - 0.66

## Services

We understand that mains water, electricity and drainage may be available in the vicinity of the site, although interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

The site is currently undeveloped land and does not benefit from any current planning permission.

However, we understand the site has historically been used for open storage falling within Class B8 (Storage and Distribution including Open Storage) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

## Rates

**Charging Authority:** North Kesteven District Council  
**Description:** Storage Land and Premises  
**Rateable value:** To be assessed  
**UBR:** 0.546  
**Period:** 2024-2025

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 **To Let** for a term to be agreed.

## Rent

**From £20,000 to £65,000 per annum exclusive**

## Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development. The service charge also covers the 24/7 security.

## 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.

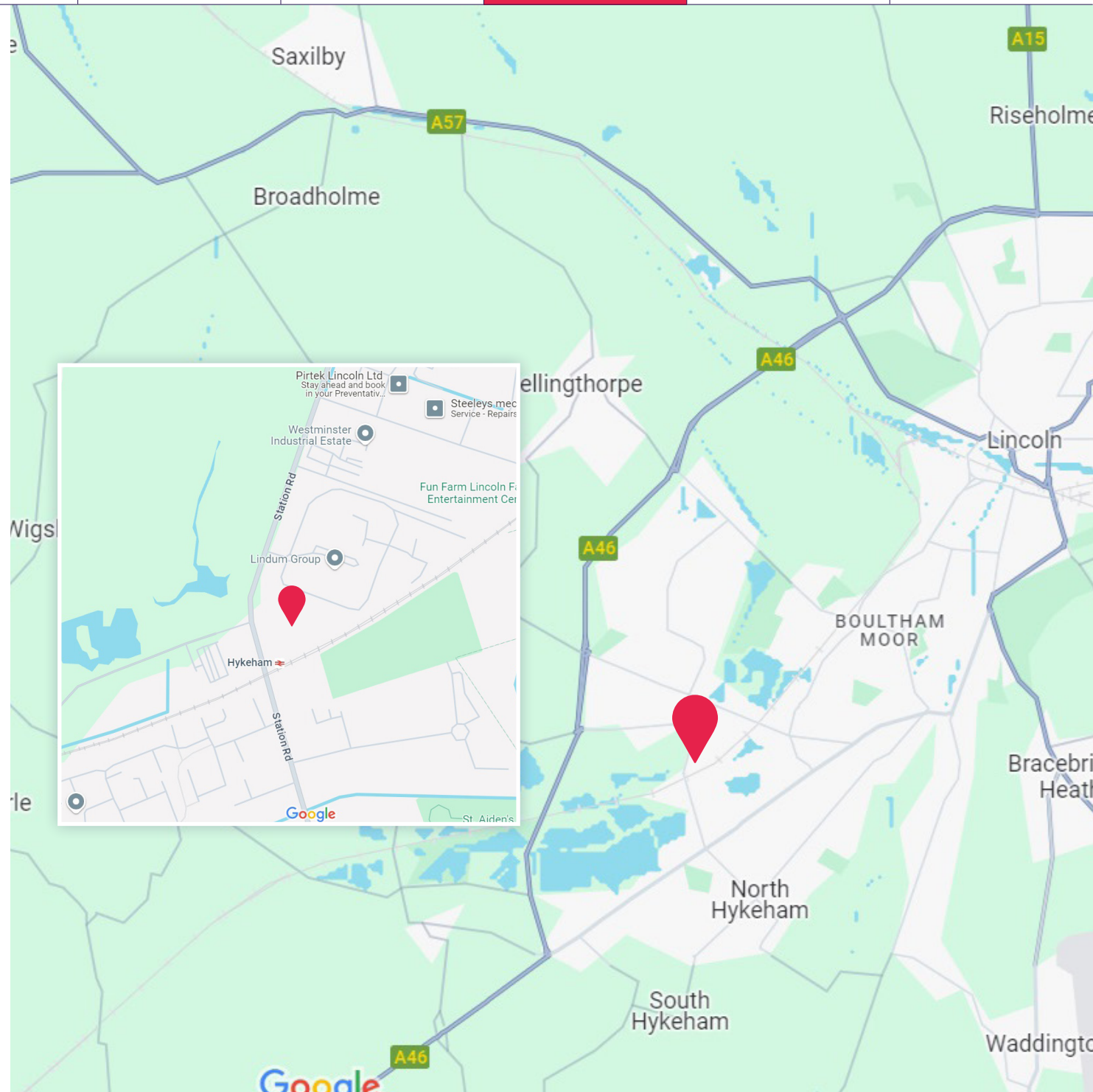
## Location

The land occupies a prominent position within the South West Quarter Business District, widely regarded as Lincoln's premier commercial and business location.

Located towards the front of Lindum Business Park, the site is situated approximately 3 miles south of Lincoln City Centre and provides quick access to the A46 and A1 thereafter.

Lincoln is the administrative centre and largest city in Lincolnshire with an urban population of 130,000 and a total catchment population of 545,000, giving it a total comparison goods expenditure of over £985 million. Lincoln also benefits from its ever-growing Universities. The student and academic staff population is estimated to be circa 15,000 and contributes over £250 million to the local economy.

The site is also conveniently located within 0.5 miles of North Hykeham train station, which offers routes to Nottingham, Newark and Grimsby.







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