



WOOD MOORE

## Boundary Lane, South Hykeham, Lincoln, LN6 9NQ

To Let | 1,666 sq ft

Brand new TERRACE high-spec hybrid units each extending to 1,666 SQFT (industrial & Office Space) with PARKING.

Incentives Available.

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# Boundary Lane, South Hykeham, Lincoln, LN6 9NQ

## Summary

- Rent: £16,500 – £18,000 per annum
- Business rates: To be reassessed after practical completion.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings



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## Description

Units 1, 5, 6 & 7 comprise four high-spec hybrid units (ground floor warehousing with Grade A offices over, including CLIMATE CONTROL), including detached, end-terrace and mid-terrace options, prominently positioned at the front of the brand new Boundary Lane Business Park.

Available to let from June 2026, the units will be ready for immediate occupation.

Designed with both functionality and style in mind, each unit provides:

Ground Floor: High-quality warehouse/storage space with excellent ceiling height, insulated roller shutter doors, WC and kitchenette.  
First Floor: Contemporary open-plan offices with air conditioning, carpet tiled floors and a fitted shower room.

Externally, allocated parking is offered within a secure, gated development with automated out-of-hours access.

## Location

Boundary Business Park forms an extension to a prime Business District adjacent to Newark Road, leading directly onto the A46.



National occupiers make up the surrounding area with the A1 also within easy reach (12 miles / 20 min drive time).

## Accommodation

We have the following units available TO LET from June 2026:

| Name                               | sq ft | Rent           | Availability |
|------------------------------------|-------|----------------|--------------|
| Building – Unit 5 – End of Terrace | 1,666 | £18,000 /annum | Available    |
| Building – Unit 6 – Mid Terrace    | 1,666 | £16,500 /annum | Available    |
| Building – Unit 7 – Mid Terrace    | 1,666 | £16,500 /annum | Available    |
| Total                              | 4,998 |                |              |

## Terms

Each unit is available TO LET on new Full Repairing and Insuring Terms at the rents included in the attached schedule.

A deposit to the equivalent of 3 months rent will be required.

## EPC

Each unit will have an EPC prepared on practical completion.

## Business Rates

The Rateable Value will be assessed on practical completion.

## Service Charge

The occupier will be responsible for the payment of an annual Service Charge to cover a proportion of the costs associated with the

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