WOOD MOORE

Boundary Lane, South Hykeham, Lincoln, LN6 9NQ

To Let | 2,018 sq ft

Brand new DETACHED high-spec hybrid unit extending to 2,018 SQFT (industrial & Office Space) with PARKING. Incentives Available.

woodmoore.co.uk

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Summary

- Rent: £22,500 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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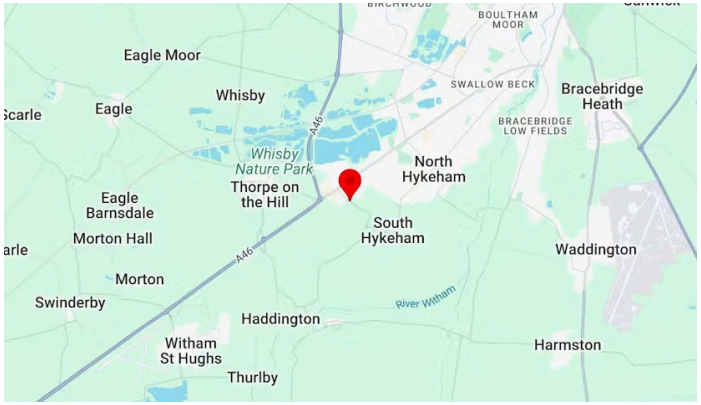


Description

Units 1 comprise a detached high-spec hybrid unit (ground floor warehousing with Grade A offices over, including CLIMATE CONTROL) prominently positioned at the front of the brand new Boundary Lane Business Park.

Available to let from June 2026, the unit 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 1 - Detached	2,018	£22,500 /annum	Available
Total	**2,018**		

Terms

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.

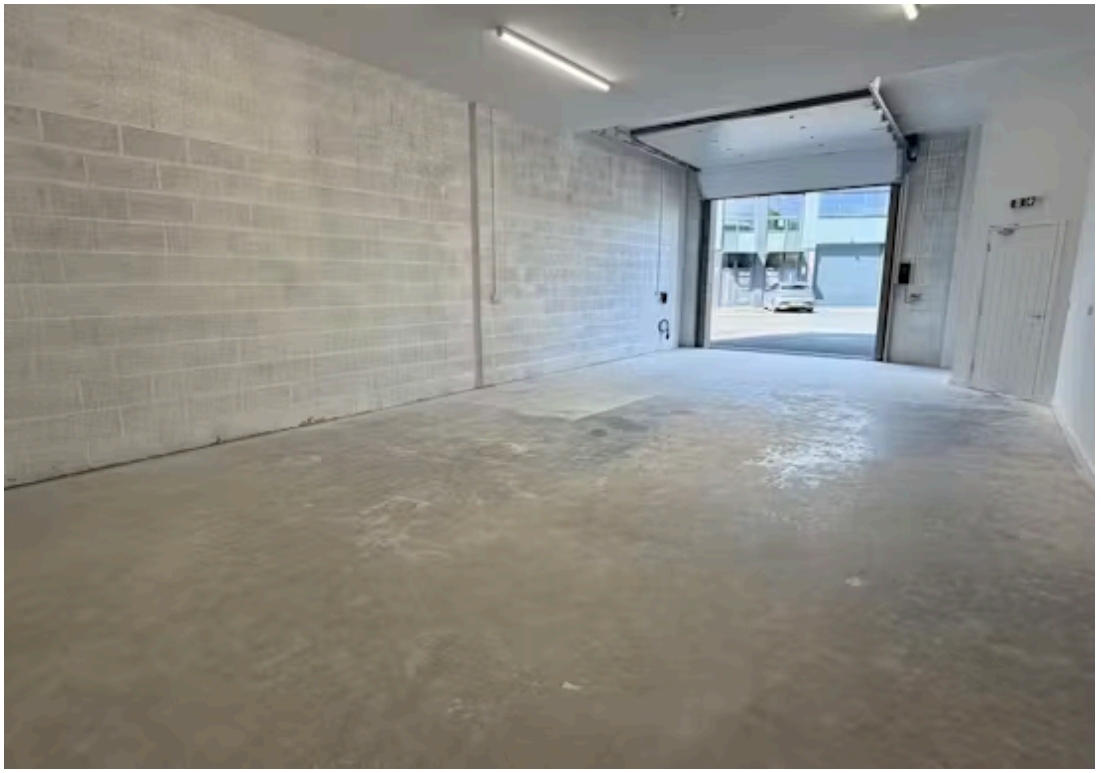
Service Charge

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

VAT

All figures quoted are exclusive of VAT which is payable at the prevailing rate.

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be place. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.



Boundary