

High Specification Offices and Warehouse For Sale Freehold in Rapidly Expanding Part of South Hykeham

Units 3, 6 and 7 Boundary Lane | South Hykeham | Lincoln | LN6 9NQ



3 Brand New Units on New Business Park, Secure Site with Parking
Warehouse with 810sft of Clear Span Accommodation
Two High Specification Two Storey Open Plan Offices with Air Conditioning
Providing a Total of 249sqm, 2,680sqft of Accommodation
For Immediate Occupation Together or Individually

For Sale Freehold with Vacant Possession
From £165,000 - £595,000 plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

South Hykeham is located on the outskirts of the City of Lincoln, having a combined population of around 220,000 residents, close to the A46 Lincoln bypass with the A1 trunk road approximately 15 minutes to the west.

Boundary Lane is located to the south of Newark Road adjoining the Roman Way Industrial Estate with occupiers including Soper of Lincoln BMW and Mini, McDonalds, Gateway Court and Pennells Garden Centre Lincoln.

Cedar Park is a new development including the Cedar Park Health Clinic located to the south of Boundary Lane. A communal gated access leads to a parking area.

The properties are located in 3 separate units to the south of the site, the offices being to the north of the warehouse to the south.

Accommodation...

Unit 3 Cedar Park.....9.9m x 7.6m

A clear span steel framed building with masonry infill panels with average eaves height 5m on a mono pitch roof. High impact concrete floor, roller shutter doors, separate electric metered supply, WC and parking to the front.

Unit 6 Cedar Park

Modern two storey open plan office with parking to the front. The unit benefits from a high specification including insulated walls, double glazed windows, air source underfloor heating, solar and air conditioning.

Ground floor.....6m x 6m, 36sqm

With open plan kitchenette, having modern fitted units and attractive stairs.

First Floor.....8.7m x 5.8m, 51sqm

Unit 7 Cedar Park

Modern two storey open plan office with parking to the front. The unit benefits from a high specification including insulated walls, double glazed windows, air source underfloor heating, solar and air conditioning.

Ground floor.....6m x 6m, 36sqm

With open plan kitchenette, having modern fitted units and attractive stairs.

First Floor.....8.7m x 5.8m, 51sqm

Schedule of Accommodation...

Unit 3 GIFA	75m ²	810ft ²
Unit 6 NIA	87m ²	940ft ²
Unit 7 NIA	87m ²	940ft ²
Total	249m ²	2,680ft ²



Tenure...

The units are for sale freehold with vacant possession in Part or as a Whole.

Unit 3 Boundary Lane	£165,000
Unit 6 Boundary Lane	£215,000
Unit 7 Boundary Lane	£215,000
Total	£595,000

Outgoings...

The units will be assessed for Business Rates.

EPC...

Energy Performance Certification will be provided via SAP Calculations.

Viewing...

All viewings are to be made by appointment through the agent.

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