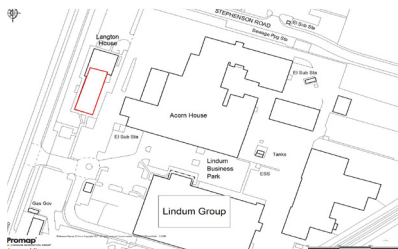
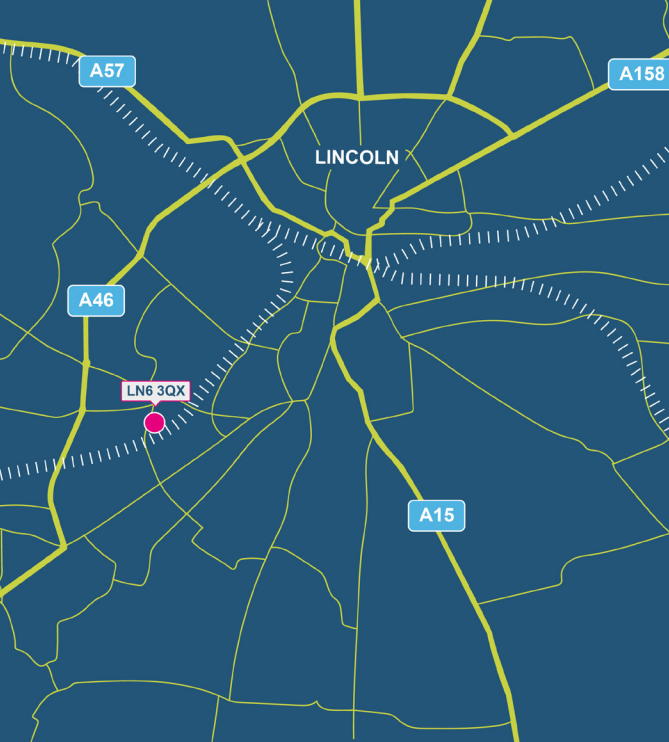




# BANKS LONG&Co

SERVICED OFFICES, LINDUM BUSINESS PARK,  
NORTH HYKEHAM, LINCOLN, LN6 3QX

- Modern offices
- Ranging from 9.20 sq m (99 sq ft) to 56 sq m (600 sq ft)
- 24 hour security
- Close to A46 bypass
- **TO LET**



## LOCATION

Langton House is situated on the popular Lindum Business Park in North Hykeham to the south of Lincoln. The position provides quick access to North Hykeham train station, Lincoln City Centre, Lincoln bypass and the A46 dual-carriageway to Newark/the A1.

## PROPERTY

The available accommodation comprises a range of private offices within a modern multi-let building. The accommodation is finished to a high specification including carpeted floors, suspended ceilings, partitioning, air conditioning and Cat 5 data cabling.

The property has allocated car parking spaces and the use of the Lindum Business Park communal car park.

There is also the benefit of 24 hour security provided by the Business Park.

**EPC Rating: C71**

## ACCOMMODATION

Offices range in size from approximately 9.20 sq m (99 sq ft) to 56 sq m (600 sq ft).

## SERVICES

We understand that all mains services including gas, water, drainage and electricity are available and connected to the property.

## TOWN AND COUNTRY PLANNING

The property has consent for the uses falling within Class B1 (Offices) of the Town and Country Planning (Use Classes) Order 1987.

## RATES

**Charging Authority:** North Kesteven District Council  
**Description:** Offices and Premises  
**Rateable value:** TBC  
**UBR:** 0.493  
**Period:** 2018-2019

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 suites are available **To Let** by way of flexible licence agreements.

## RENT

**Available upon application.**

The rent includes estate service charge and buildings insurance.

## VAT

VAT may be charged in addition to the rental at the prevailing rate.

## LEGAL COSTS

Each party is responsible for their own legal costs incurred in documenting the transaction.

**VIEWING:** To view the premises and for any additional information please contact the sole agents.

**Contact:** Will Strawson  
**T :** 01522 544515  
**E :** will.strawson@bankslong.com  
**Ref.** 854/2016

The Money Laundering Regulations 2007 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.