



TO LET OFFICES, WORKSHOPS & STUDIOS

FROM £415.74 PCM

Flexspace, Roman Way, South Hykeham, Lincoln, LN6 9UH

Flexspace Lincoln is a modern business centre providing a range of furnished offices, workshops & studios that are available to let on flexible terms. The centre is fully telecoms & IT enabled and provides free car parking. The offices range from 404 to 818 sq.ft (37 to 76 sq.m) and benefit from lighting, heating and carpets. The workshops range from 761 to 2,000 sq.ft (70 to 186 sq.m) and benefit from powered roller shutter doors with personnel access door, 3-phase electricity, lighting and WC facilities.



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LOCATION

For local amenities, the park itself has a number of eateries and within a 10 minute walk there are more food options as well as Travelodge and Best Western hotels and is within close proximity of the A46 giving great transport links and sits in between Lincoln City Centre and North Hykeham

DESCRIPTION

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SERVICES

Electricity and water are payable by the ingoing Tenant which are separately metered together with IT and/or Telecom charges.

EPC RATING – C

LEASE TERMS

The offices/workshops are available to let on flexible terms for a period to be agreed. The rents quoted include site charge and insurance costs.

VAT

VAT is payable.

LEGAL COSTS

To be confirmed.

BUSINESS RATES

Business Rates are payable by the Tenant.

Based on current incentives being offered by Local Government, a substantial reduction or even complete Rates Relief may be available.

VIEWINGS

By prior appointment through Mundys Commercial – 01522 556088.

NOTE

The photographs contained within our marketing brochure are for illustration purposes only.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

