

STORAGE LAND

TO LET



**Storage Land, Billingham Business Park, Billingham
LN4 4HR**

#1230104/2025F

Eddisons

STORAGE LAND

BILLINGHAY BUSINESS PARK, BILLINGHAY, LN4 4HR



Agreement

To Let



Detail

Storage Land



Rent

£30,000 pax



Size

2.78 acres (1.12 hectares)



Location

Billingham, LN4 4HR



Property ID

#1230104/2025F

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON
BA (Hons)
Surveyor

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Property

The property comprises a relatively level hard surfaced parcel of land.

Accommodation

Having measured the site in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following area.

Area	Acres	Hectares
Site Area	2.78	1.12

Services

We understand that certain mains supplies are available in the estate but not connected to the land at present.

Town & Country Planning

We understand that the property has established use as storage land under Use Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: North Kesteven District Council
Description: Storage Land and Premises
Rateable Value: To be assessed

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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 property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£30,000 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

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

Legal Costs

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

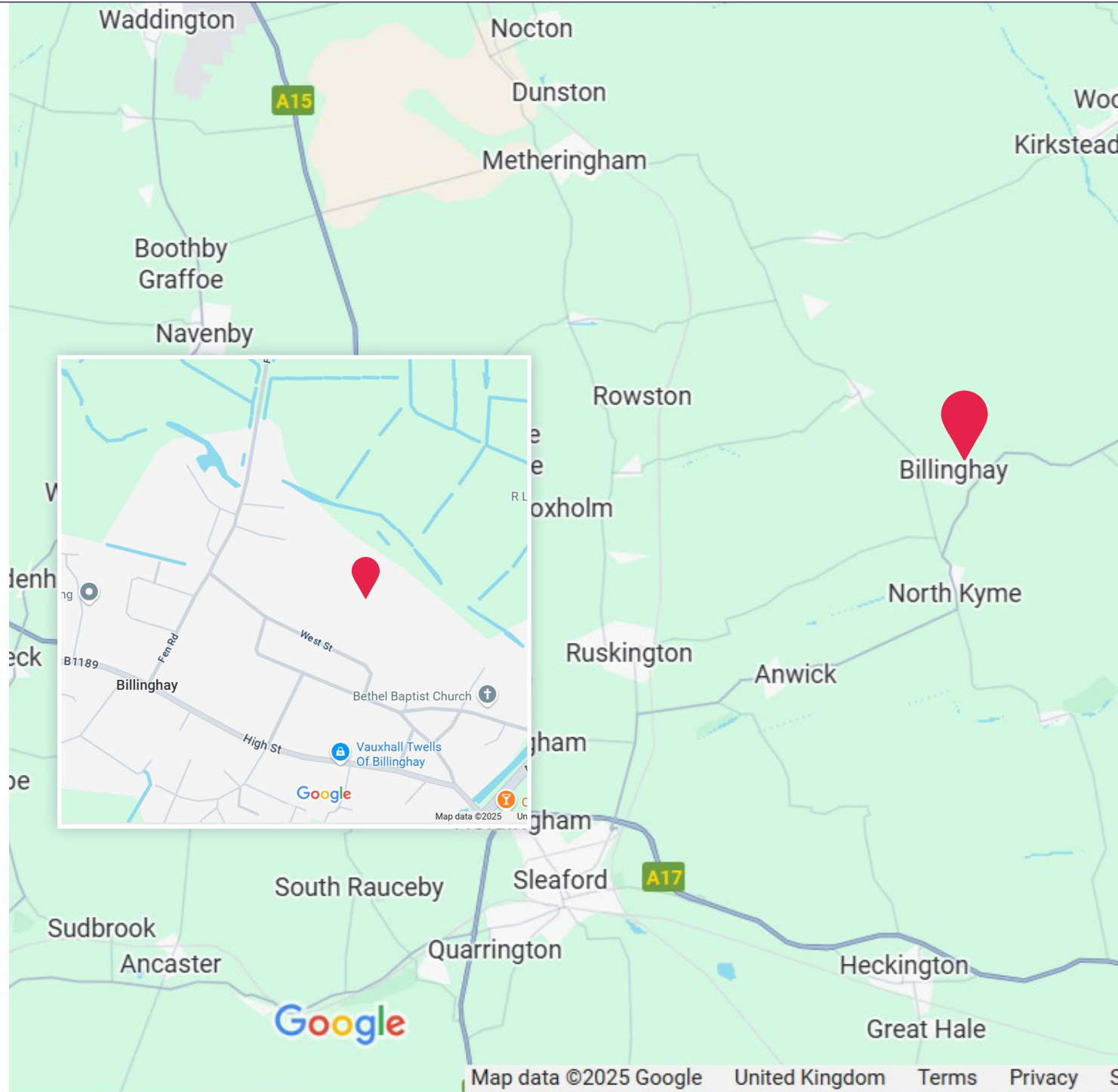
Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The site is situated in the village of Billingham located 10 miles north of Sleaford and 17 miles south east of Lincoln.

The site is in a predominantly residential area, albeit with some commercial occupiers in close proximity.





Google

Storage Land, Billingham Business Park, West Street, Billingham, Lincoln, LN4 4HR

