

Substantial Modernised Offices with Parking in Agri-Business Park Available To Let Immediately

Site Offices | Manor Farm | Holbeach | Lincs | PE12 8LR



Modern Two Storey Air Conditioned Offices Extending to 406.5sqm, 4,375sqft NIA
Suitable for Over 20 Staff with Parking
Includes Conferencing Facilities

Available To Let Leasehold on FRI Terms
£22,500 plus VAT per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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



Location...

Manor Farm Business Park is located approximately 3 miles to the north of Holbeach on the north of Hurn Road on a private estate.

The estate is located within countryside approximately 11 miles to the south-east of Boston and 12 miles to the west of King's Lynn.

Peterborough is located approximately 25 miles to the south-west by the A17 and A47 trunk roads.

Access to the property is via a 2 mile private road off Roman Bank. Security access to the site is at the end of this road.

Accommodation...

Doors lead to a modern **Reception Area** on the Ground Floor. The accommodation having **WC's** and **Disabled WC's** off.

Central Hallway

Office No. 1	8sqm
Office No. 2	8sqm
Office No. 3	8sqm
Office No. 4	8sqm
Office No. 5	5.9 x 6.5m, 38.8sqm
Kitchen	3.2m x 3m, 9.8sqm
Having a modern fitted kitchen.	
Store	3.2m x 4.6m, 14.8sqm
Sample Room	4.3m x 11.8m, 79sqm

First Floor

Office No. 6	3.4m x 2.9m, 10.2sqm
Office No. 7	7m x 4.5m, 31.9sqm
Office No. 8	4.6m x 4.2m, 20sqm
Presentation Room	13.5m x 7.6m, 103sqm
and 11.8m x 4.2m, 50.7sqm	
Boardroom	3.8m x 4.3m, 16.8sqm



Tenure...

The property is available by way of a new Full Repairing and Insuring lease.

Rent will be paid quarterly in advance and be subject to VAT.

A contribution will be expected from the tenant with regards to the landlord's reasonable legal fees with regards to the lease preparation of a maximum of £1,500 plus VAT.

A deposit will be held by the landlord, a quarter of a year's rent upfront.

A service charge will be levied annually for maintenance of communal road, the security network including gated security access from Hurn Road.

An insurance rent will be levied to cover the cost of building insurance, please enquire for further details.

Business Rates...

The property will be rated individually and is subject to a new assessment.

EPC...

An EPC has been instructed and will be available on request.

Manor Farm...

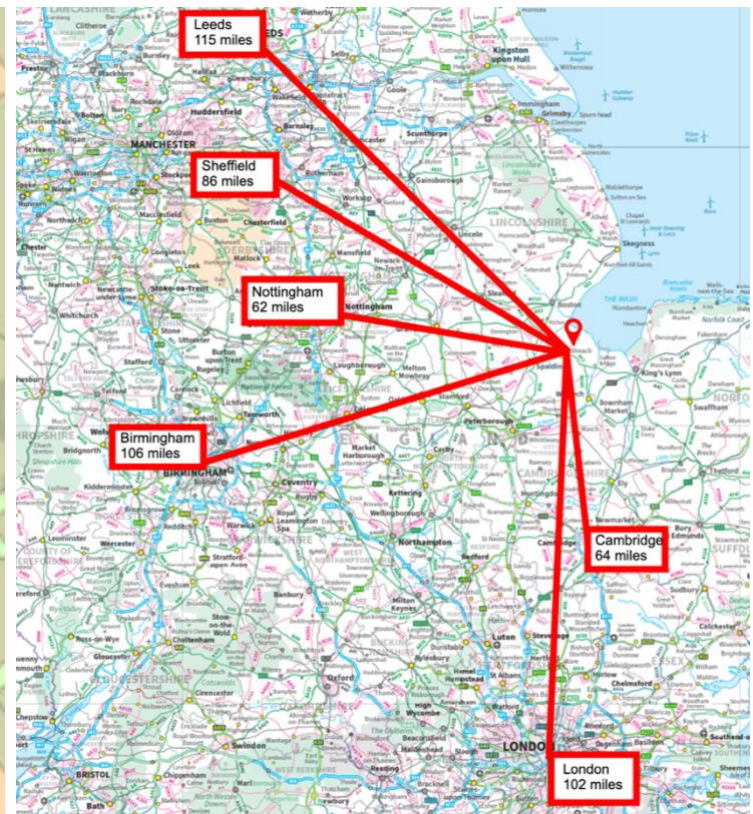
The Site Offices (marked Lot 5 on the attached Site Plan) form part of an Agri-Commercial Headquarters site.. Please enquire for further details.

Viewing...

All viewings are to be made by appointment through the agent, Poyntons Consultancy.
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Site Plan – Lot 5



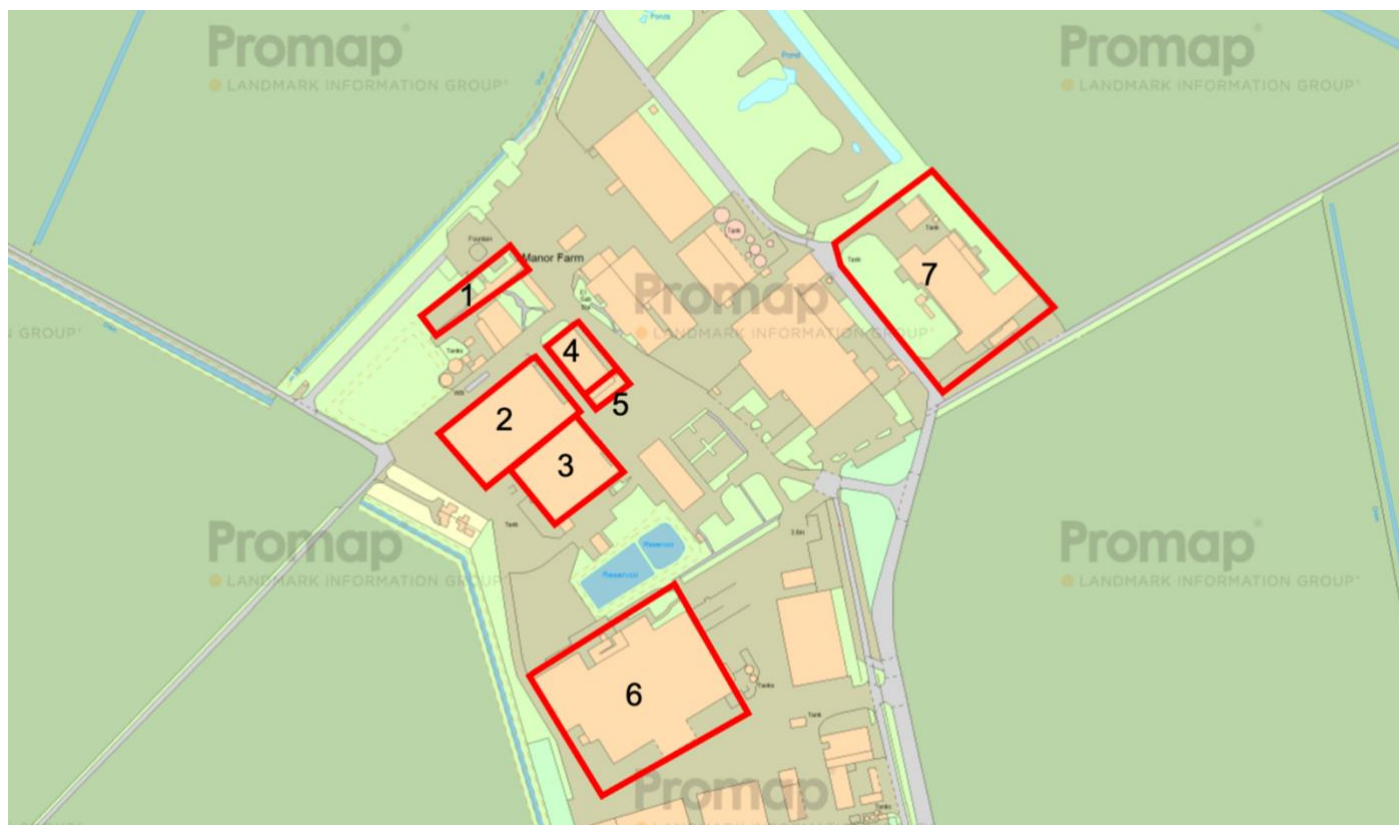
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Manor Farm Overview



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