

General Industrial/Warehouse Agri/Commercial Space with Offices Available To Let Immediately

Fenlander North | Manor Farm | Holbeach | Lincs | PE12 8LR



2 Clear Span Interlinked Buildings Providing 34,530sqft, 3,208sqm of Accommodation with Offices on the Ground Floor
Located within a Secure Commercial Business Park with Security
Suitable for Agri Commercial Business or Warehousing

Available To Let Leasehold on FRI Terms
£100,000 plus VAT per annum Subject to Contract

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.

Description...

The building comprises an open steel framed structure with spray foam and white walled insulated panels, roller shutter doors. Accessible on the eastern and western elevations.

Accommodation...

Despatch Stores23m x 13m, 320sqm
Loading Canopy11m x 5m, 55sqm
Despatch Area 223m x 18m, 420sqm
Office 14.4m x 3.3m, 15sqm
Office 24.5m x 4.5m, 20sqm
Office 35m x 4.5m, 23sqm
Kitchen	
WCs	
Rear Store (Main)56m x 23m, 1,285sqm With IEH 4.8m
Rear Store28m x 23m, 649sqm
Middle Store20m x 23m, 479sqm

Total Accommodation.....3,208sqm, 34,530sqft



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.

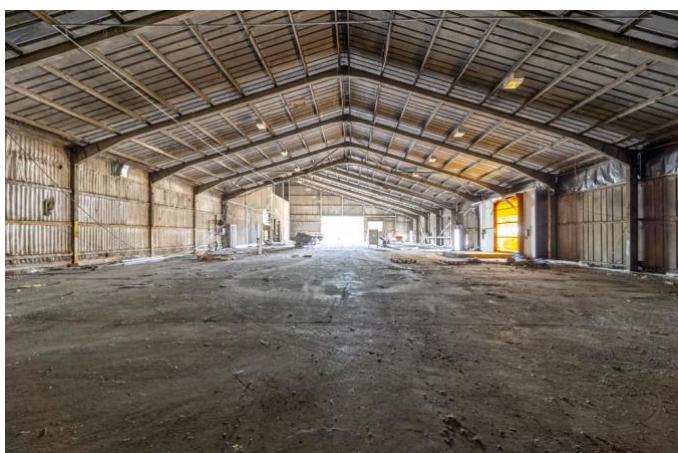
Manor Farm...

Fenlander North (marked Lot 2 on the attached Site Plan) form part of an Agri-Commercial Headquarters site which is also available to let in part or as a whole with potential for further development. Please enquire for further details.

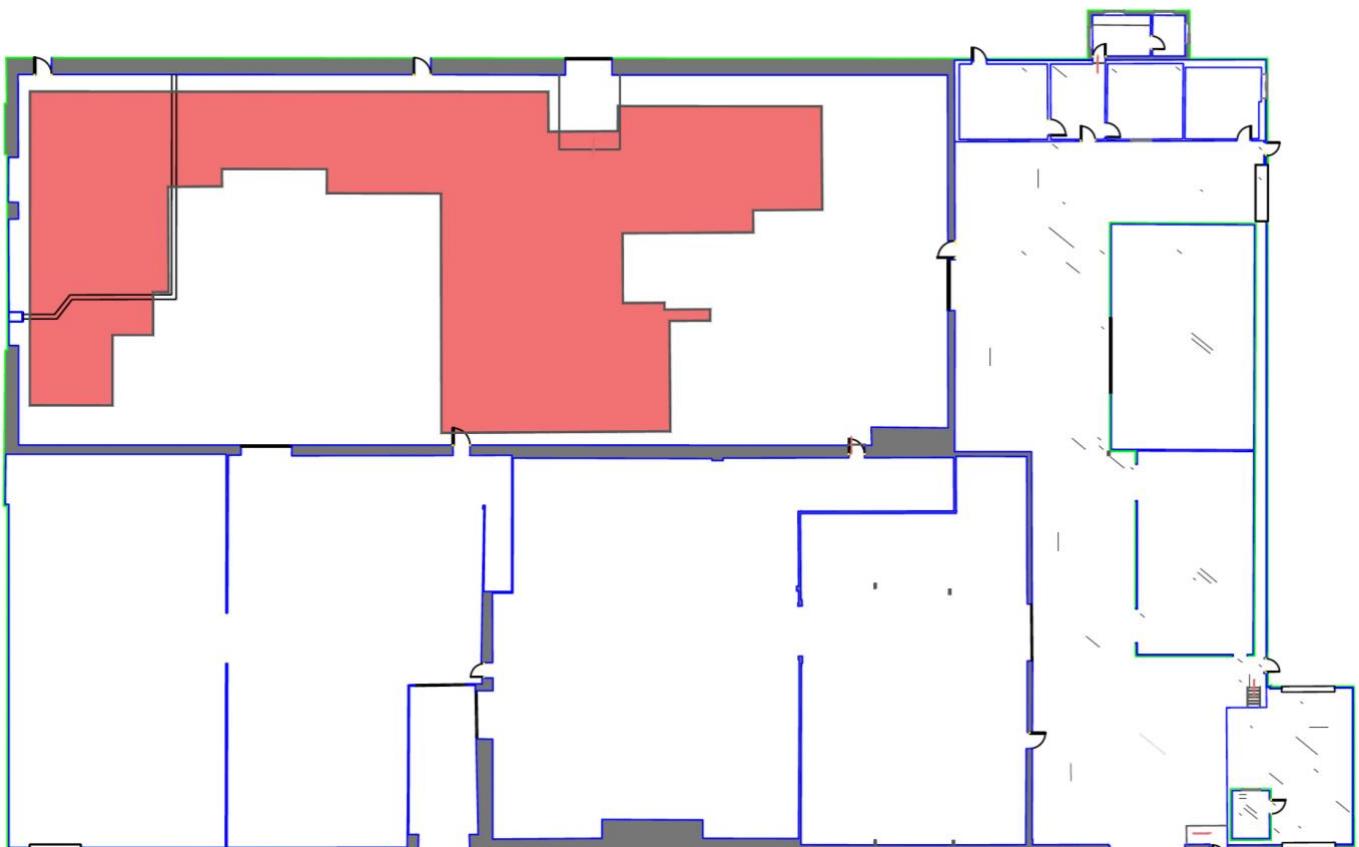
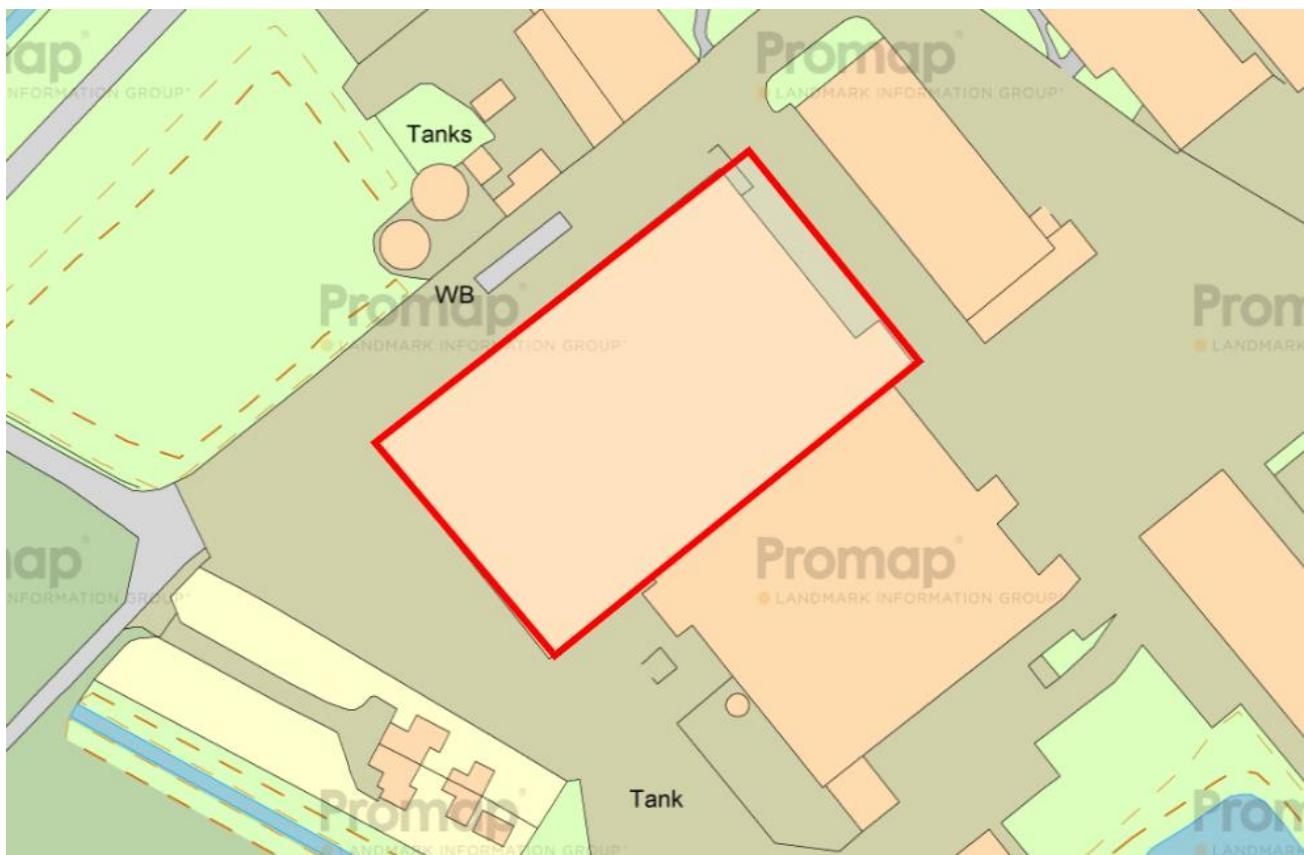
Viewing...

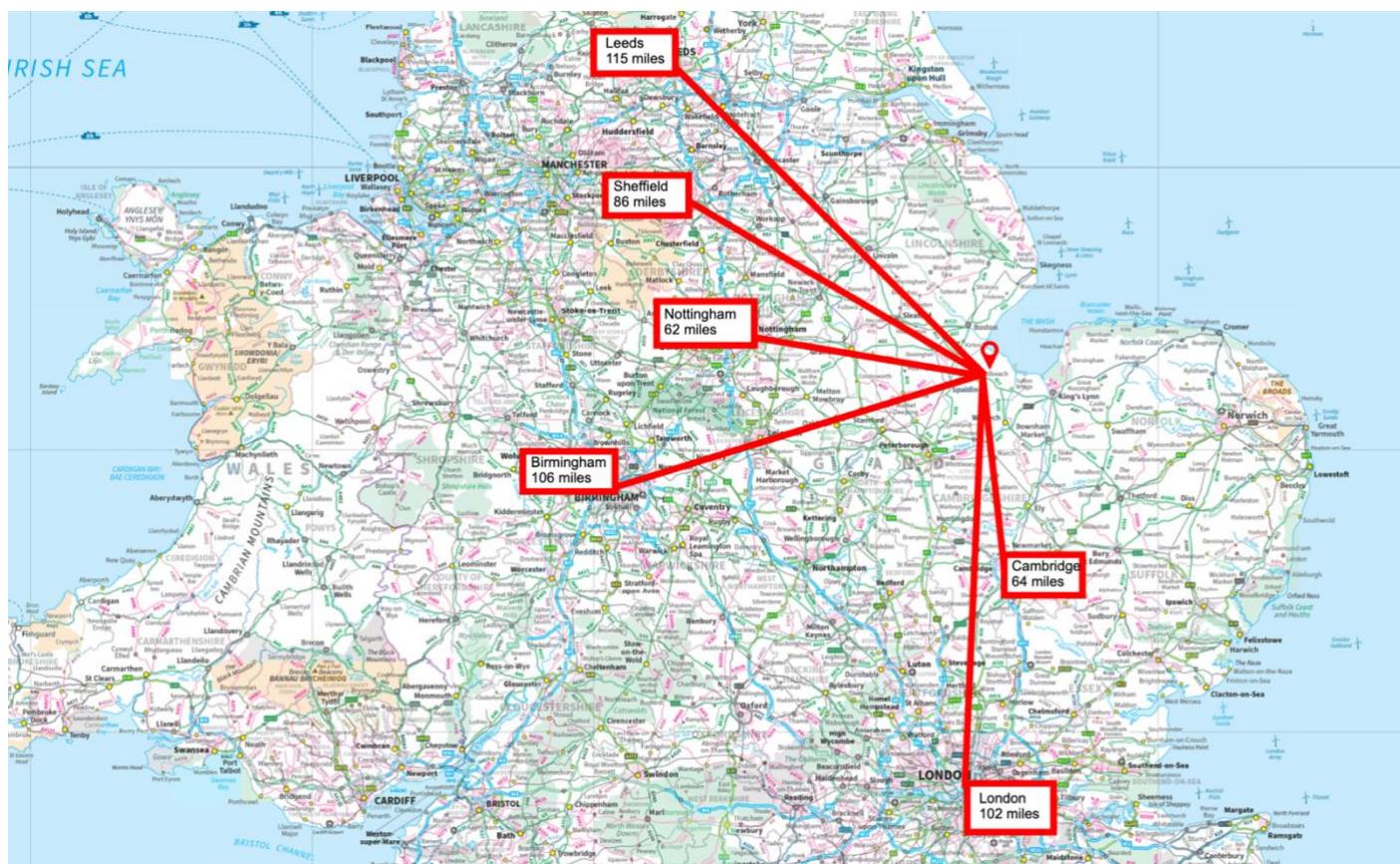
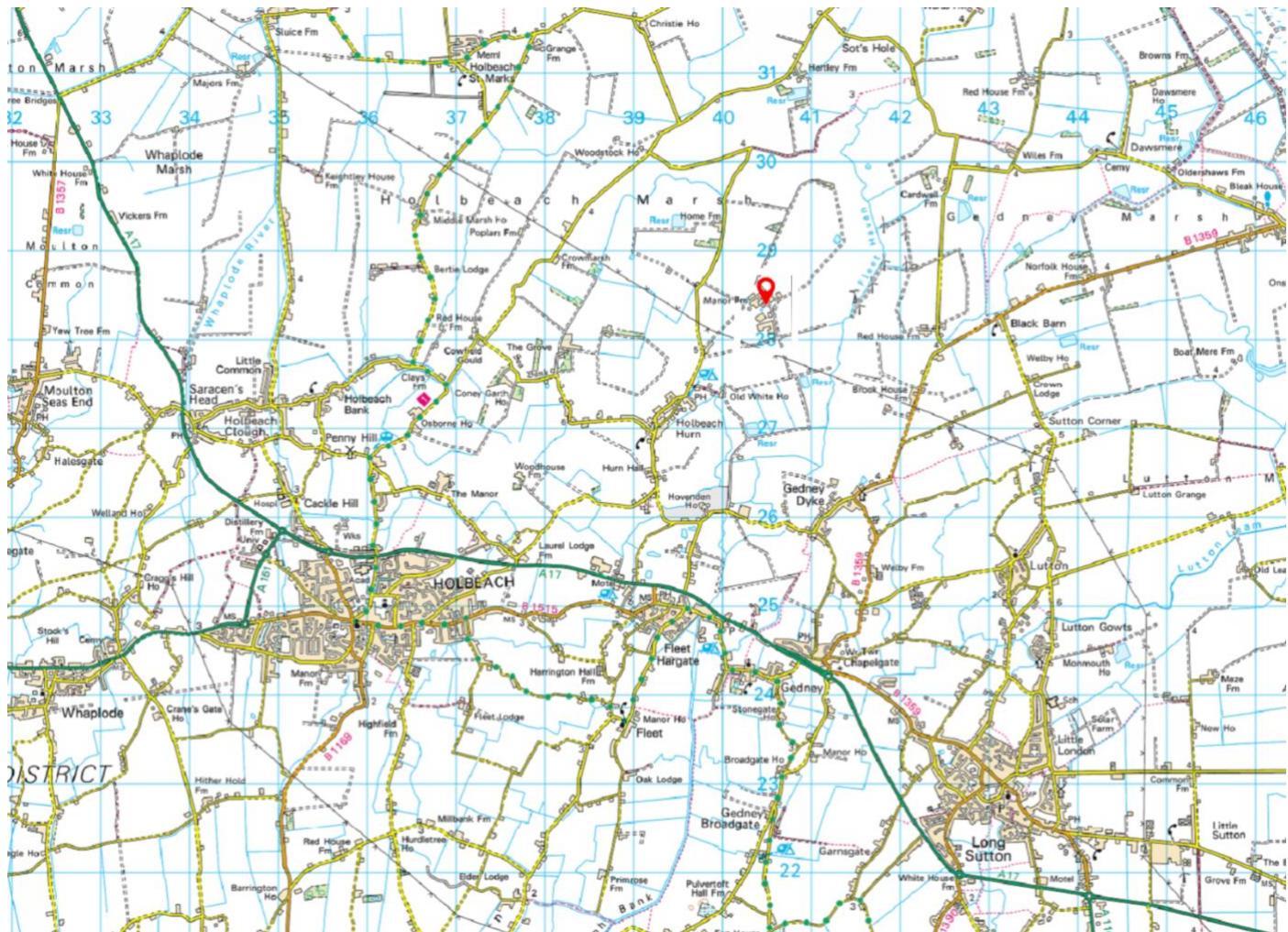
All viewings are to be made by appointment through the agent, Poyntons Consultancy.

sales@poyntons.com | poyntons.com

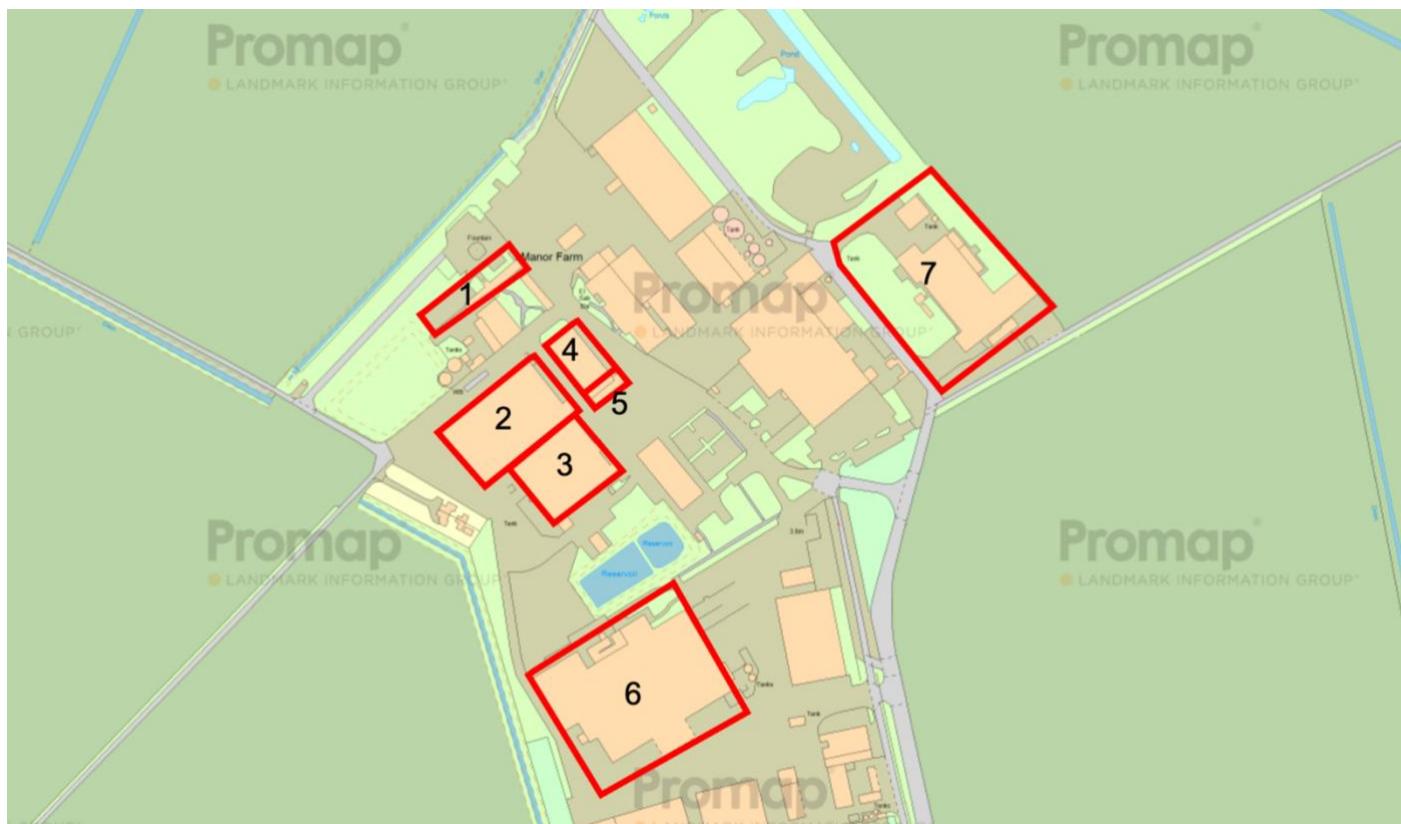


Fenlander North





Manor Farm Overview



Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.