

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

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



2 Clear Span Interlinked Buildings Providing 23,500sqft, 2,188sqm of Production Space with Approximately 1,000sqft, 86.2sqm of 1st Floor Modern Offices Located within a Secure Commercial Business Park with Security Suitable for Agri Commercial Business or Warehousing

Available To Let Leasehold on FRI Terms  
£75,000 plus VAT per annum Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto: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...

**Main Bay No. 1**.....21.6m x 21.7m, 470sqm  
Having internal eaves height of 5.2m, drained floor.

**Bay No. 2**.....29m x 21.7m, 631sqm  
White walled

**Bay No. 3**.....22.6m x 37m, 838sqm

**Annexe**.....11m x 21.8m, 249sqm  
Stairs lead to the first floor where there are modernised offices including changing rooms, canteen.

**Main Office**.....10.6m x 5.7m, 61.5sqm

### Kitchenette

Having modern range of kitchen units.

**Office No. 2**.....4m x 6m, 24.7sqm

## 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...

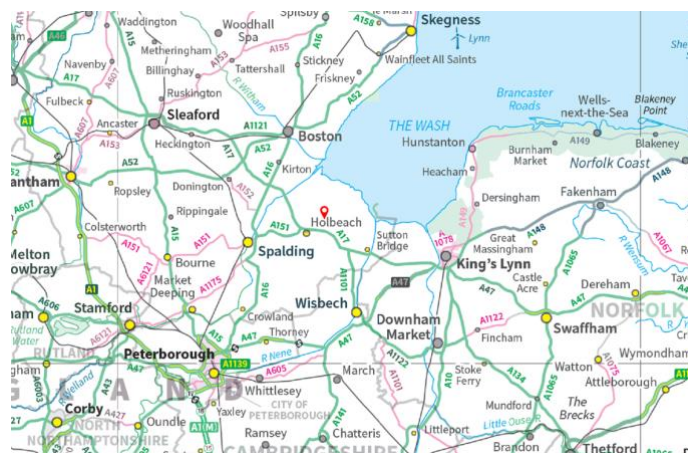
An EPC has been instructed and will be available on request.

## Manor Farm...

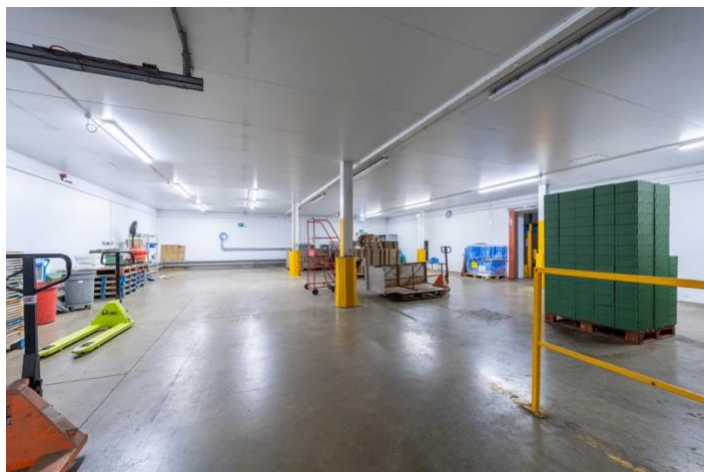
Fenlander South (marked Lot 3 on the attached Site Plan) form part of an Agri-Commercial Headquarters site which is also available to let in part or as a whole with potential for further development. Please enquire for further details.

## Viewing...

All viewings are to be made by appointment through the agent, Poyntons Consultancy.  
[sales@poyntons.com](mailto:sales@poyntons.com) | [poyntons.com](http://poyntons.com)





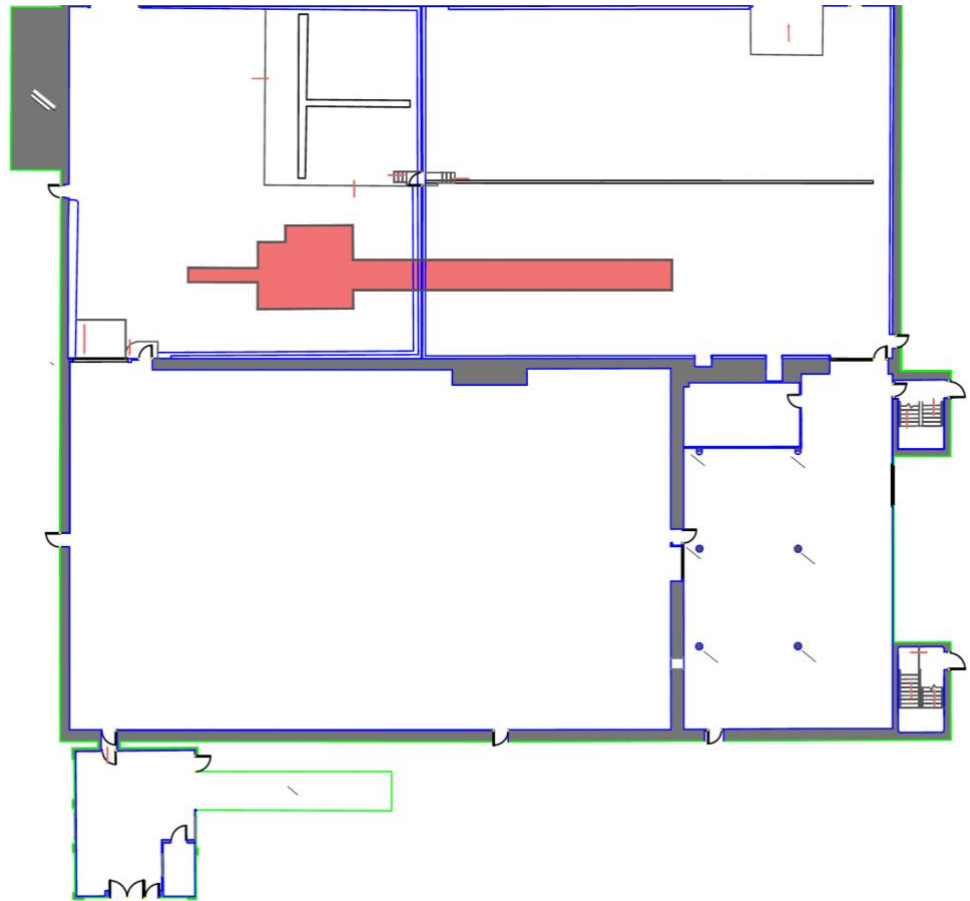


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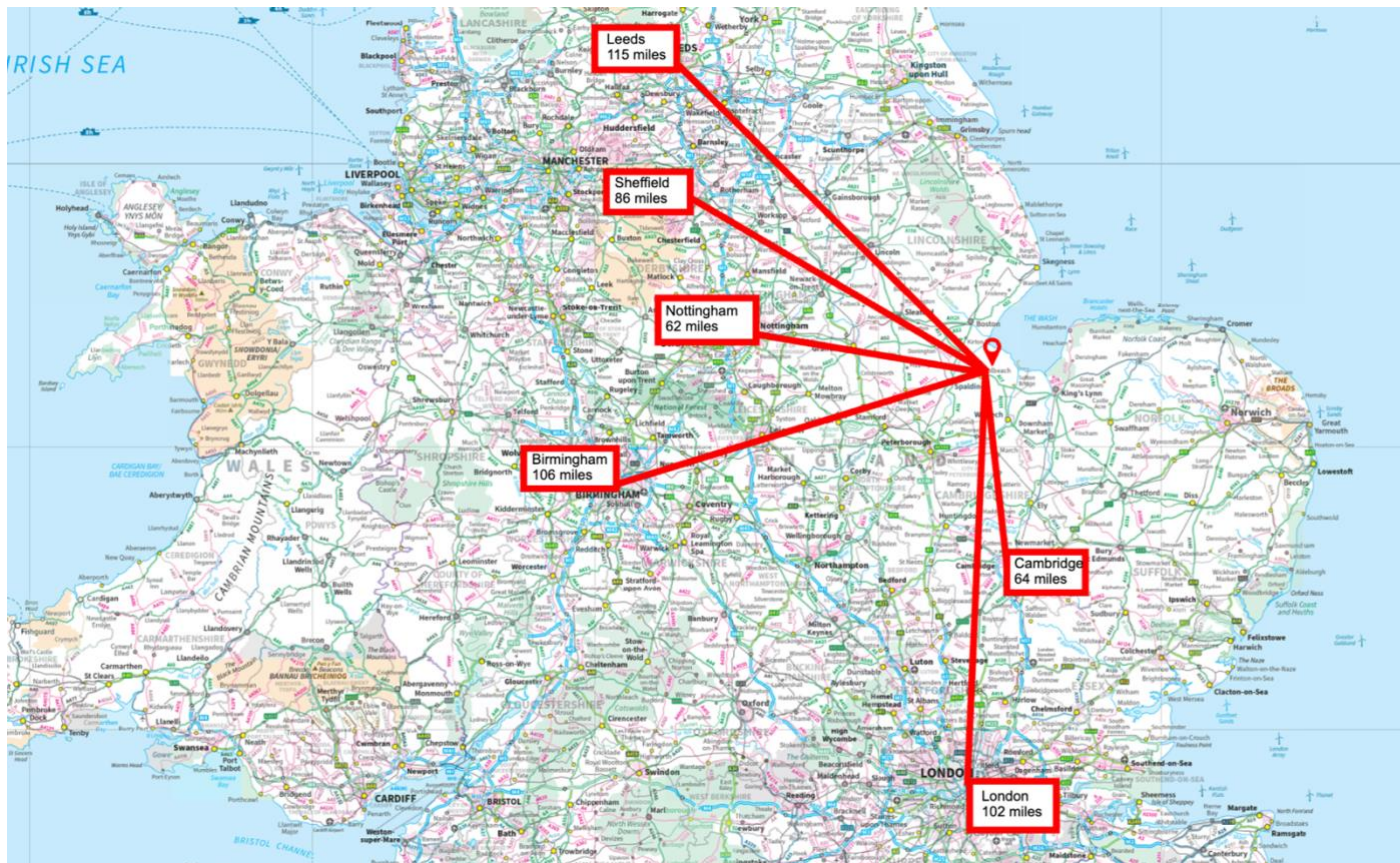
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## Fenlander South

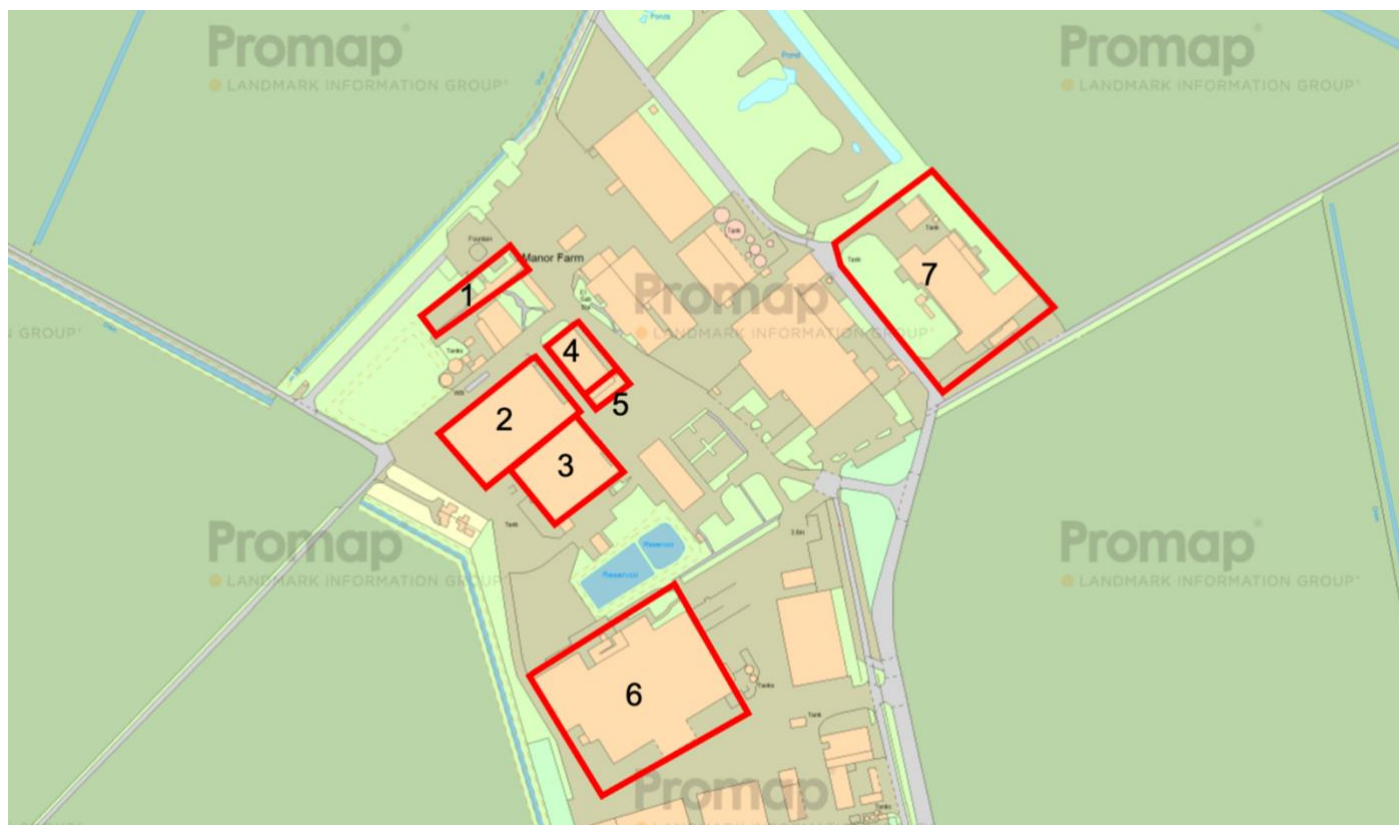








## Manor Farm Overview



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