

Economical High Bay Storage Space Available To Rent Immediately

The Grain Stores | Spilsby Road | Eastville | Boston | Lincolnshire | PE22 8JR



Refurbished Grain Stores Available to Rent

High Bay Storage with Average Internal Eaves Height of 6m

Concrete Floors, Roller Shutter Doors, Individual Sub Metered Electricity Supplies

Unit Sizes from 3,355sqft to 31,160sqft (325sqm to 2,894sqm)

Available To Let Immediately

Units from £7,000 to £62,100 per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
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Location...

The paired villages of Eastville and New Leake are located approximately 10 miles to the north of Boston and 12 miles to the south-west of Skegness on West Fen, which is approximately 4 miles to the east of the A16 trunk road at Stickney.

Lincoln is approximately 35 miles to the north-west, Immingham and Grimsby are 40 miles to the north where the M180 joins the motorway network.

The properties are located to the west side of Spilsby Road, Spilsby being approximately 4 miles to the north of the site.

Description...

The property comprises storage units suitable for warehousing subject to any statutory consents.

There are 6 main units, steel framed buildings with concrete floors of varying unit sizes in an enclosed perimeter fenced site.

Additional concrete is available to rent on site.

Services...

The units will have individual metered supplies and a WC block will be available.

Planning...

The units have previously been used as agricultural storage and any commercial uses require statutory consent. Please enquire for further details.

Schedule of Accommodation and Rents...

	GIFA		Asking Rent
Unit 1	368.5sqm	3,961sqft	£8,000 pa
Unit 2	600sqm	6,455sqft	£12,800 pa
Unit 3	579sqm	6,230sqft	£12,500 pa
Unit 4	415sqm	4,400sqft	£8,800 pa
Unit 5	607sqm	6,535sqft	£13,000 pa
Unit 6	325sqm	3,355sqft	£7,000 pa
Total	2,894.5sqm	31,160sqft	£62,100 pa

Tenure...

The properties are available by way of new Full Repairing and Insuring leases on a minimum term of 3 years. The tenant will be responsible for the landlord's reasonable legal fees up to a maximum of £1,500 paid quarterly in advance and subject to VAT.

Outgoings...

The units are to be assessed for Business Rates. Occupiers will be responsible for all outgoing, including the cost of any communal services which will be covered by a small service charge.

Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.
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what3words...

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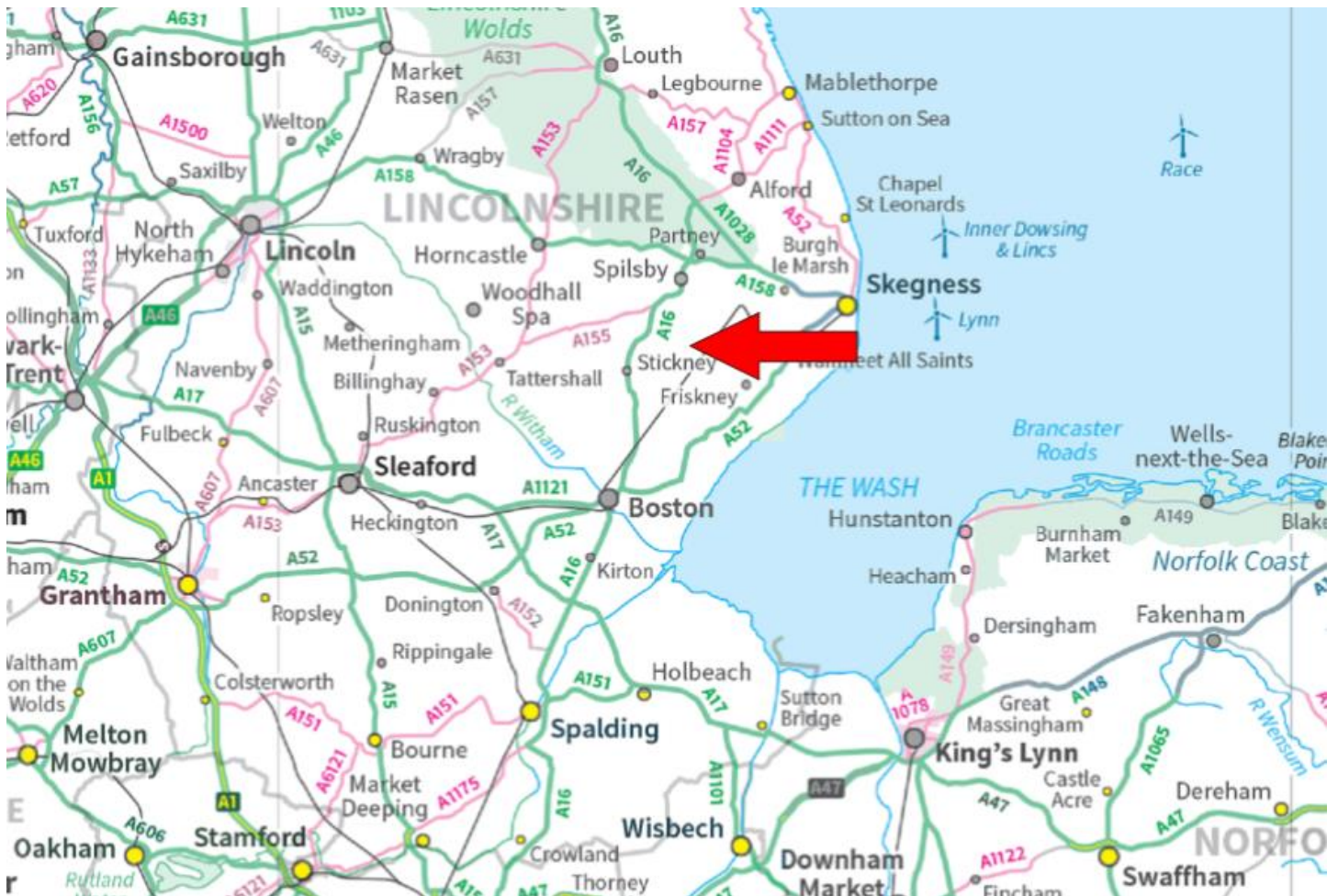
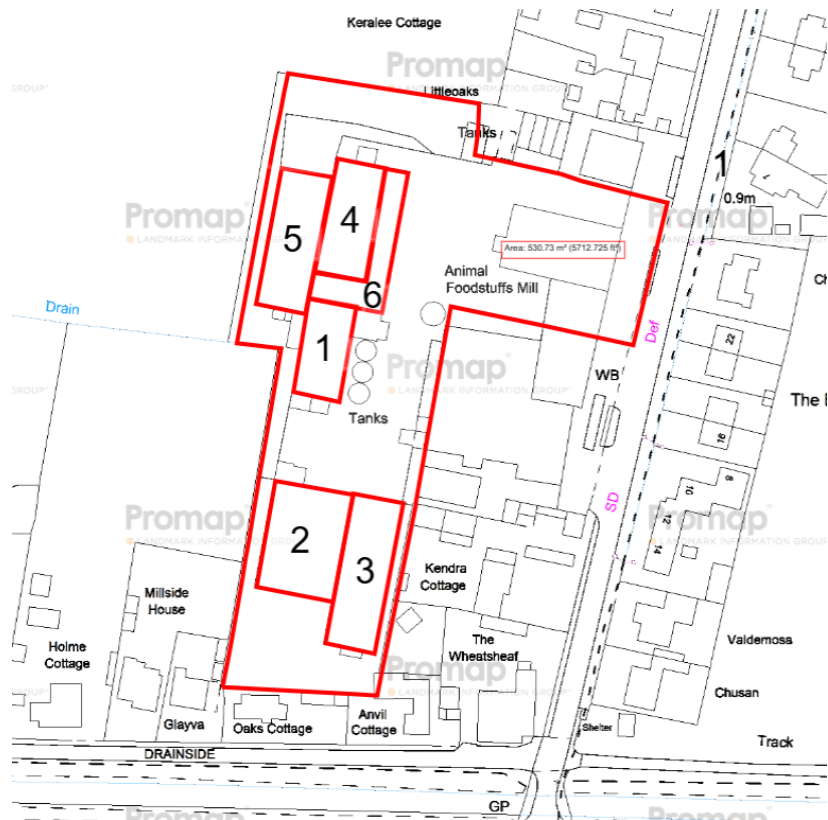




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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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