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Industrial Unit & Secure Yard, Washway Road, Holbeach, Lincolnshire PE12 8LT

For Sale – Offers in Excess of £400,000 plus VAT

- HIGH PROFILE ROADSIDE COMMERCIAL SITE
- TOTAL SITE AREA OF 2,538m² (0.63 ACRES)
- WORKSHOP WITH SUPERB OFFICE AREA
 - ADJOINING NEW WAREHOUSE
- GROSS INTERNAL AREA INCL MEZZANINE 7,760 SQ.FT.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



LOCATION

The property is located on the north side of the A17, north--east of Holbeach, being therefore extremely well located for access to road networks.

DESCRIPTION

The property comprises a modernised office and light industrial unit with secure yard area, until recently used as an electrical contractor’s yard and premises.

The original building is of brick and block construction under an insulated pitched metal profile roof on substantial timber roof trusses. It has UPVC windows and doors and a roller shutter door to the west, and double steel door to the south. This building has been divided internally, between office accommodation and workshop and stores with approximately 3.5m eaves.

A further warehouse was added in 2018/2019, being of portal steel frame construction with insulated pitched metal profile walls and roof, with clear eaves of approximately 3.5 metres. This warehouse has three electrically operated roller shutter doors, each 2.9m wide x 2.9m high.

All areas have LED lighting, and office areas have an Air source Heat pump central heating system, and air conditioning to most areas.

There is gravelled parking to the side of the offices, and another secure gravelled yard with double steel access gates to the south of the new warehouse. Palisade fencing surrounds the site.

Gross Internal Building Areas:

Ground Floor Offices and Ancillary areas	1,822 sq.ft	169.2m ²
Stores and Warehouse	5,628 sq.ft	522.9m ²
First Floor Office	310 sq.ft	28.7m ²
Total	7,760 sq.ft	720.8m ²

The total site area extends to approximately 2,538m² (0.63 acres)

ACCOMMODATION

Ground Floor

General Office:	4.71m x 4.96m
Office:	2.31m x 3.42m
Office:	4.74m x 3.42m
Office:	3.48m x 3.42m
Wc:	1.93m x 1.93m – with shower
Wc:	1.47m x 1.93m
Store:	1.95m x 3.16m
Mess room inc office:	10.62m x 5.92m

First Floor

Office:	5.62m x 4.92m – restricted headroom
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Plus further store off

Stores:	8.15m x 3.89m, plus 5.98m x 5.96m plus 5.35m x 10.79m
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WC:	1.61m x 1.11m
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Warehouse:	57.0m x 6.7m
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PRICE

The property is offered Freehold, Offers in excess of £400,000 will be considered.

RATES

Rateable Value (2023 List) £22,500

LEGAL COSTS

Each party to bear their own costs.

VIEWING

By appointment only.

PLANNING

The site has planning consent for use as a site for an Electrical contractor's premises, granted in 1999 and with store extension granted in 2017.

NOTE:

There is a double electric pole sited in the yard.

At the time of preparing these Particulars the property is in the process of being cleared.

All office furniture and equipment is to be included with the sale of the property. IT equipment and personal possessions are not included and will be removed prior to completion of a sale. Racking in the warehouse is included with the sale of the property. All other stock and equipment to be excluded from the sale.





TENURE Freehold

SERVICES Air source Heat Pump, and air conditioning to the offices

LOCAL AUTHORITIES

South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE - CALL: 01775 761161

Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA - CALL: 08457 919155

Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL - CALL: 01522 552222

PARTICULARS CONTENT

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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: S11354/May 24

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