



To Let – Nursery at West Drove North, Gedney Hill, Lincolnshire, PE12 0PL

- Whole site extending to 0.77 Hectares (1.90 acres)
- Approximately 2,329 sqm of Glasshouses
- Ancillary buildings and Growing Space
- Available as a whole from 1st November 2023
- Flexible Lease Term
- Rent £20,000 per annum

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Location

The property is located in Gedney Hill approximately 14 miles east of Spalding and 15 miles north of Peterborough. The postcode for the property is PE12 0PL. What3words location: friend.desktop.arose.

Description

The property comprises;

General Purpose Building 238.5 sqm, with attached Cold Store 48.8 sqm

2,329 sqm of Glass Houses with automatic watering and heaters: Vents are in place.

Office with kitchenette and W.C.

4 x Covered Spanish Tunnels (need new ropes) with automatic irrigation

3 Uncovered Spanish Tunnels

Rainwater harvesting and mains watering in place

Diesel heaters with pipe in place to steam soil (steamer not included)

Ancillary equipment may be available by separation negotiation.

Description	Area sqm
Glasshouse 1	315.84
Glasshouse 2	315.84
Glasshouse 3	315.84
Glasshouse 4	315.84
Glasshouse 5	532.98
Glasshouse 6	532.98
	2329.32

Services

Mains water, sewage and single phase electricity is connected to the property and will be charged by the Landlord.

Tenure

The property is available by way of a Lease under the Landlord and Tenant Act 1954 Flexible Lease terms can be negotiated. The Lease will be contracted out of the security of tenure provisions of the Act.

Guide Rent and Outgoings

£20,000 per annum. Rent is to be paid monthly in advance. Internal Drainage Board rates are payable.

Disputes

In circumstances where Landlord and Tenant are unable to resolve dispute arising consequent to the letting of the property, the Letting Agent will appoint an Arbitrator.

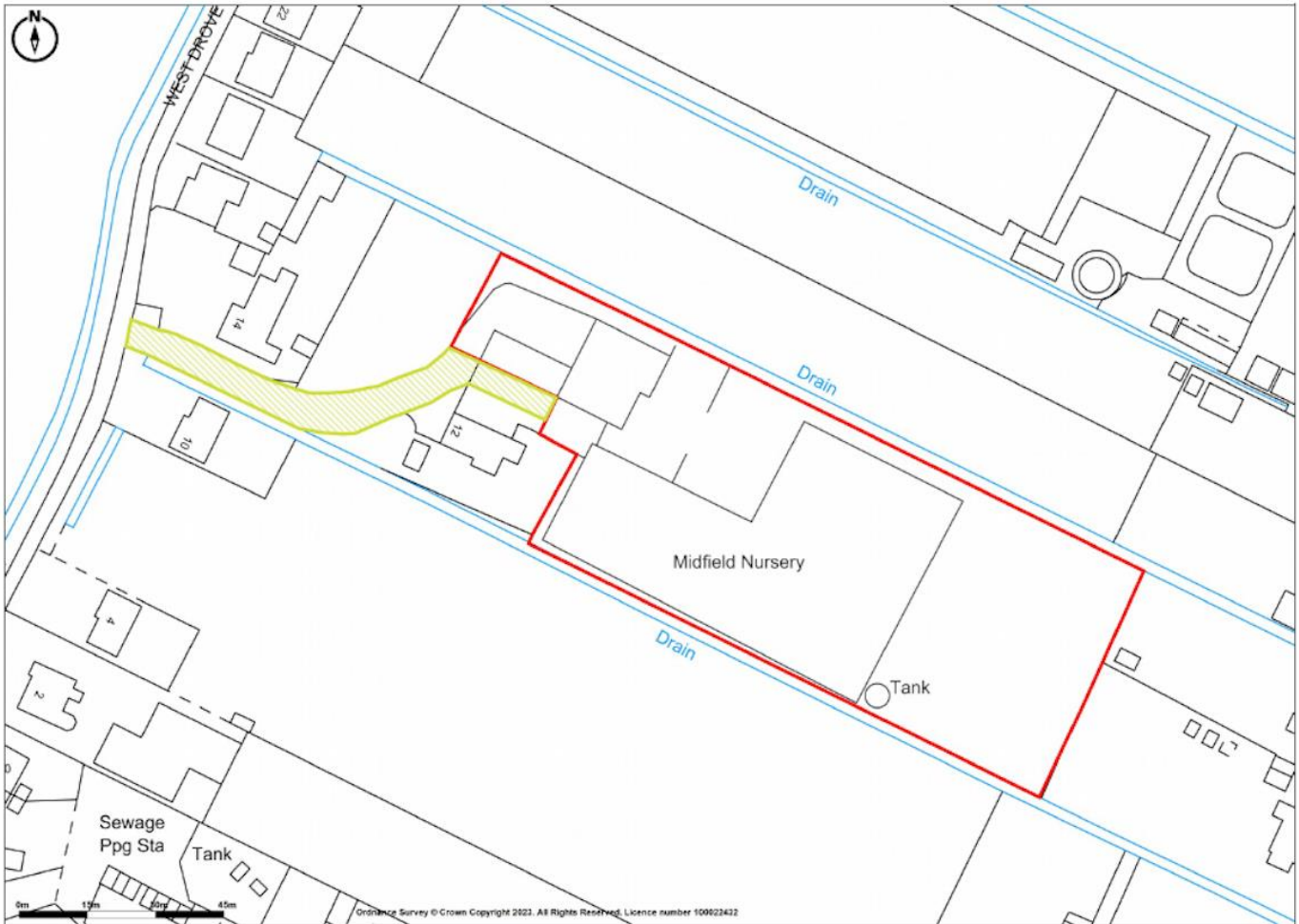
Viewing

Viewings will be permitted only by appointment with the Letting Agent, as detailed below.

Letting Agent

Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft Fen, Lincolnshire PE6 9QB
Tel: 07852 282716 or 07931 336767.

These particulars were prepared in July 2023 and updated in October 2023.



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Plotted Scale - 1:1500. Paper Size - A4

EA Elizabeth Allen

Land Agents Limited

