

# Agri-Commercial Headquarters Site Available to Let Set in the Heartland of the Vegetable Production Area Warehousing, Offices, Agricultural and Vegetable Areas

Manor Farm | Holbeach | Lincs | PE12 8LR



Premises Extending to Over 16,118sqm, 173,450sqft  
Comprising 7 Separate Buildings Available Individually or Together  
Modern Potato and Sweetcorn Cleaning Facility, Prepared Foods Factory, Various  
Packaging Stores, Low Care Food Production Areas, Warehousing and Offices

Available To Let Leasehold on FRI Terms in Part or Whole  
£722,500 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.

The buildings are located on the western side of the site with access off Roman Bank. Security access to the site is at the end of a 2 mile private road.

## Description...

Manor Farm comprises a 26 acre bespoke agri-commercial production facility used by a number of occupiers, including Worth Farms and Manor Fresh Produce.

The sites available comprise seven different buildings within the site, benefitting from a ring-fenced security system and communal access.

The available buildings are shown on the accompanying plan with this brochure and are available individually or together as a single lot.

## Accommodation...

## Tenure...

The buildings are available individually or together at a combined asking rent of £722,500 pa equating to a low overall rental value of £4.15/sqft.

Leases will be on Full Repairing and Insuring terms with a minimum term of 5 years. The tenant will be expected to contribute £1,500 plus VAT towards each lease from the landlord.

Rent will be paid quarterly in advance and be subject to VAT. A deposit will be held by the landlord. The tenant will be responsible for the rent, apportionment of rates, utilities and any other outgoings.

A service charge will be levied to cover the cost of communal roads, drains, security and an annual insurance rent will be levied to cover the cost of the landlord's building insurance.

## Business Rates...

The site is currently under review and will be rated individually subject to a new assessment.

## EPC...

EPCs will be available where required on request.

## Viewing...

All viewings are to be made by appointment through the agent, Poyntons Consultancy.  
sales@poyntons.com | poyntons.com

	Property	Description	GIFA sqm	GIFA sqft	£/annum + VAT
Lot 1	Fleet Offices	Modernised barn conversion comprising 6 individual air conditioned offices with parking	280sqm	3,015sqft	£12,500pa
Lot 2	Fenlander North	Basic warehousing with offices	3,208sqm	34,530sqft	£100,000pa
Lot 3	Fenlander South	Steel framed warehousing, white walled areas with drained floors, IEH 4.8m, 1 <sup>st</sup> floor offices	2,188sqm	23,500sqft	£75,000pa
Lot 4	The Packaging Store	Clear span workshops with first floor offices, IEH 4.3m, roller shutter doors	730sqm	7,860sqft	£22,500pa
Lot 5	Site Offices	Modern two storey air conditioned offices with parking and conference facilities	406sqm	4,375sqft	£22,500pa
Lot 6	Primary Potatoes	Standalone production facility, 8 main prep areas, chilled and ambient areas, white walling, drained floors, IEH 8.1m with 2 storey offices, canteen, welfare facilities and parking	6,738sqm	72,530sqft	£350,000pa
Lot 7	Prepared Food Factory	Standalone preparation facility, 3 main areas, chilled and ambient areas, white walling, drained floors, despatch areas, canteen, welfare facilities, office and parking	2,568sqm	27,640sqft	£140,000pa
Total	Manor Farm		16,118sqm	173,450sqft	£722,500pa

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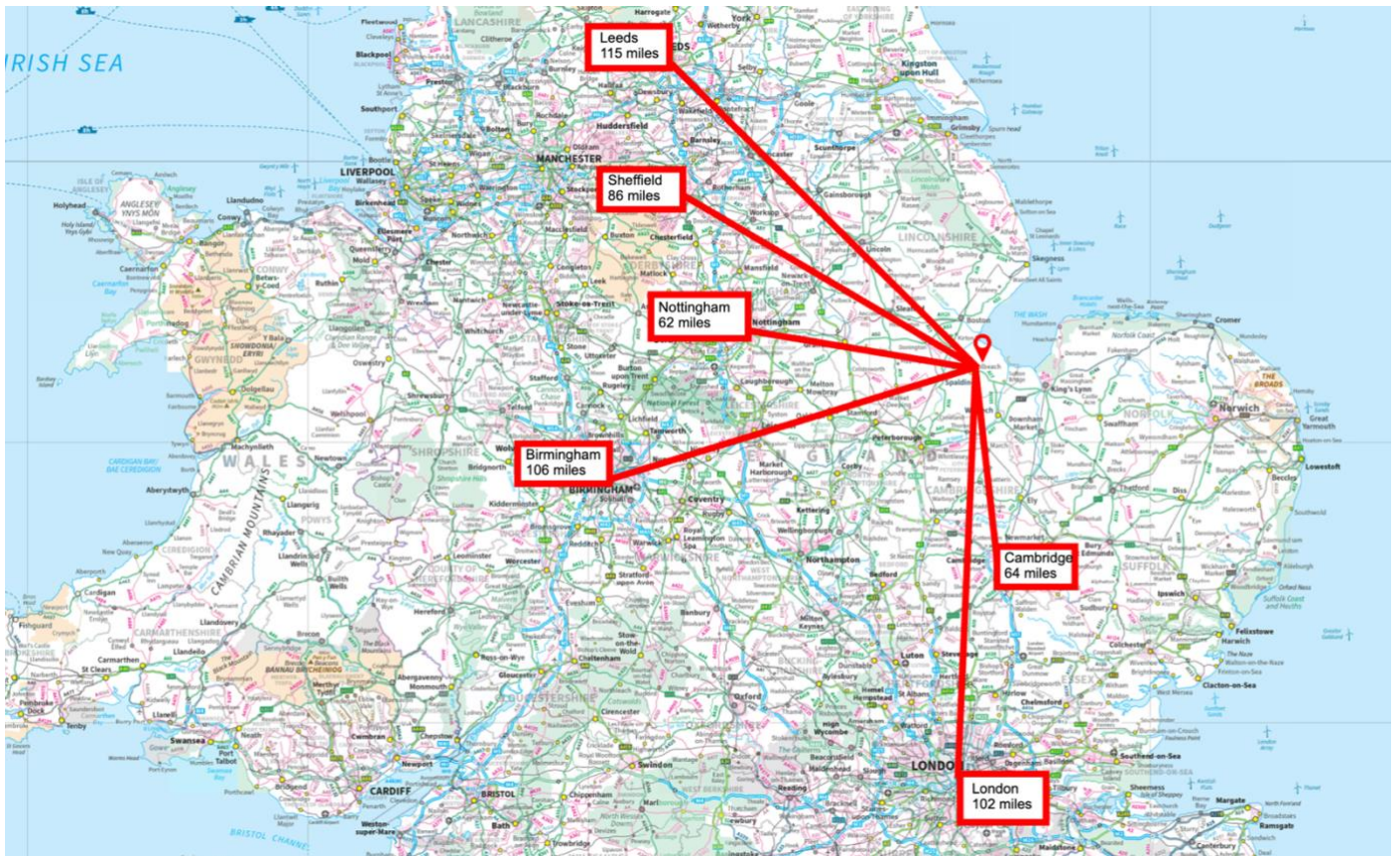


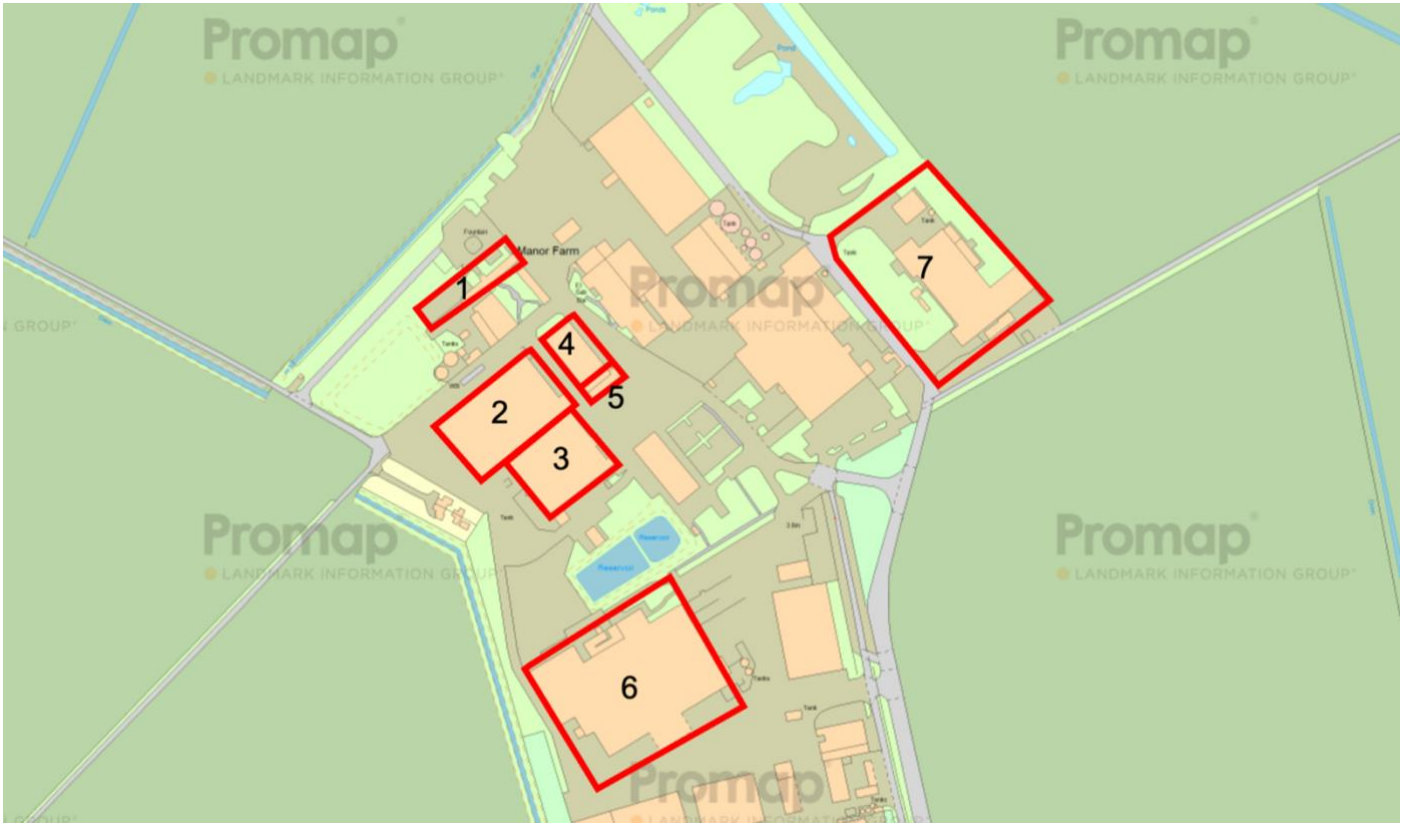


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