

Refurbished Offices on Busy Agro-Commercial Business Park Available To Let Immediately

Fleet Offices | Manor Farm | Holbeach | Lincolnshire | PE12 8LR



Two Storey Offices Extending to Provide Over 2,000sqft Accommodation
Car Parking, Air Conditioning, Attractive Double Height Reception Area, Boardroom,
5 Principal Rooms and Ancillary Accommodation
Would Suit Expanding Agro Commercial Business
Good Links to the A17 Holbeach, King's Lynn and Boston

Available To Let Leasehold on FRI Terms
£12,500 plus VAT per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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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 building is located at the northern end of the commercial site which benefits from its own ringfenced security and private road network.

Access to the property is through the village of Holbeach Hurn, turning off Marsh Road towards A H Worth. The offices are approached by a beech hedged lined driveway.

Accommodation...

The property comprises a modern two storey barn conversion with the accommodation arranged on the ground and first floor.

A tree lined driveway leads to an exclusive parking area with space for over 20 vehicles.

The entrance leads to a double height

Reception Area.....9m x 5.2m, 47.6sqm
Having a fitted reception desk and impressive return staircase.

Meeting Room 1.....4m x 4.1m, 16.1sqm

Meeting Room/Office 2..... 4.5m x 5m, 23sqm

Office 3.....6.5m x 5.1m, 33.8sqm

Store Room.....3.4m x 4.7m, 12.7sqm

Store Room 2.....3.4m x 3.7m, 12.7sqm

Cleaning Cupboard

Kitchen.....5.4m x 3.3m, 18.3sqm
Having a modern range of kitchen units.

Cleaning Store

2nd Staircase

First Floor

Comprises a suite of rooms including a

Meeting Room.....6.6 x 6.6m 43.8sqm

Office.....5.6m x 10.1m, 17.8sqm

Schedule of Accommodation...

Gross Internal Floor Area	280sqm	3,015sqft
Net Internal Area	192.7sqm	2,075sqft
Site Area	0.57 acres	

Outside...

To the north of the property is an enclosed parking area.

Tenure...

The property is available by way of a new Full Repairing and Insuring lease.

The tenant will be responsible for the landlord's reasonable legal fees with regards to lease preparation up to £1,000 plus VAT.

Rent will be paid quarterly in advance and be subject to VAT. A deposit of a quarter years rent will be held by the landlord.

A service charge will be levied annually relating to grass cutting, external cleaning, cleaning of communal areas.

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...

The property has an Energy Performance Asset Rating D90. Full details are available on request.

Manor Farm...

Fleet Offices (marked Lot 1 on the attached Site Plan) are located adjacent to 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.
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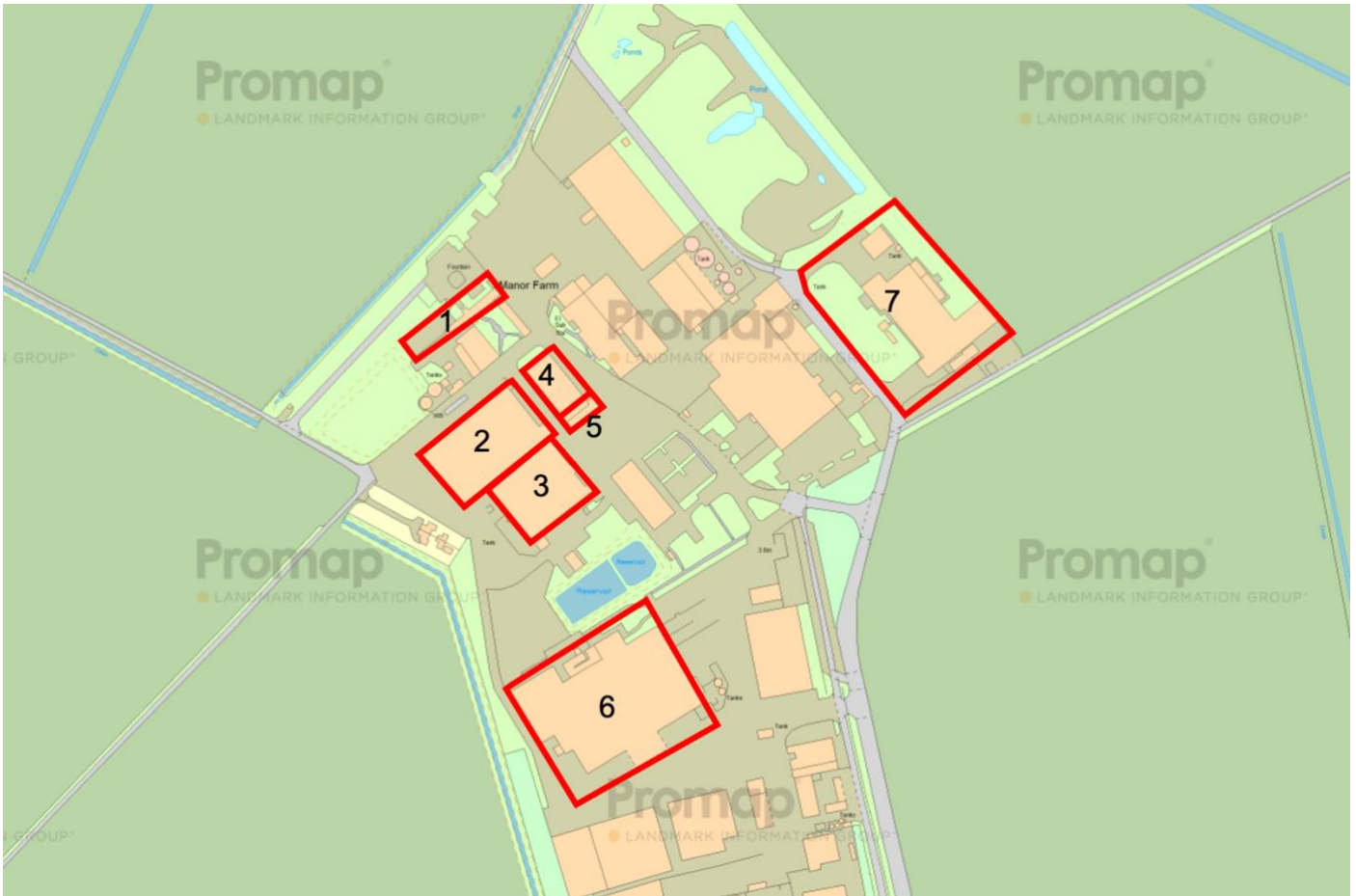
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