

# Modern Food Processing Facility with Offices Available To Let Immediately

Prepared Food Factory | Manor Farm | Holbeach | Lincs | PE12 8LR



Modern Food Factory Extending to 2,568sqm, 27,640sqft of Accommodation Located Within a Secure Commercial Business Park with Security Available for Agri-Commercial Businesses

Available To Let Leasehold on FRI Terms  
£140,000 plus VAT per annum Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

01205 361694  
www.poyntons.com  
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.

Access to the property is via a 2 mile private road off Roman Bank. Security access to the site is at the end of this road.

## Description...

The Entrance Hall leads through to the Main Office and Ancillary Accommodation area comprising offices, canteen, lockers, hygiene areas with scrub down area, WC's, kitchenette, kitchen, canteen for over 40 staff, plant rooms and amenity room.

Adjoining this is the main Production Facility comprising an intake area of 3 main food preparation areas with white walled, chilled and cooking areas, a high care food preparation area, main vegetable processing area, chilled despatch area, a despatch area and raised despatch area with dock levellers.

## Accommodation...

### Entrance

### Amenity Area

**Canteen**.....6m x 4.5m, 27sqm

**Locker Room**.....4.5m x 9m, 40.5sqm

**Offices**.....9m x 6m, 54sqm

### WCs

**Meeting Room**.....6m x 4.5m, 27sqm

**Label Room**.....4.5m x 4.5m, 20.2sqm

**Kitchen**.....2m x 4.5m, 9sqm

**Goods In**.....18m x 16.5m, 297sqm

**Prep Area 1**.....12m x 6m, 72sqm

**Prep Area 2**.....12m x 6m & 6m x 6m, 108sqm

**Cooling Area**.....12m x 6m, 72sqm

**Chill Stores**.....6m x 6m, 36sqm

**Production**.....50m x 12m, 600sqm

**Main Factory**.....33m x 15m, 495sqm

**Despatch Chiller**.....21.5m x 17m, 365sqm

**Despatch**.....30m x 12m & 6m x 6m, 396sqm

**Raised Docks**.....12m x 6m, 72sqm

## Schedule of Accommodation...

Prepared Food Factory, Manor Farm		
Prepared Foods, Offices and Canteen Area with Ancillary Accommodation Net	178m <sup>2</sup>	1,915ft <sup>2</sup>
Main Factory Area with Food Preparation Areas	2,514m <sup>2</sup>	27,060ft <sup>2</sup>
<b>Total</b>	<b>2,692m<sup>2</sup></b>	<b>28,977ft<sup>2</sup></b>

## Tenure...

The property is available by way of a new Full Repairing and Insuring lease. Rent will be paid quarterly in advance and be subject to VAT. A deposit will be held by the landlord, a quarter of a year's rent upfront.

A contribution will be expected from the tenant with regards to the landlord's reasonable legal fees with regards to the lease preparation of a maximum of £1,500 plus VAT.

An insurance rent will be levied annually to cover the cost of building insurance along with a service charge for maintenance of communal road, the security network including gated security access from Hurn Road.

## Business Rates...

The property will be rated individually and is subject to a new assessment.

## EPC...

The property has an Energy Performance Asset Rating C62. Full details are available on request.

## Manor Farm...

Prepared Food Factory (marked Lot 7 on the attached Site Plan) forms part of 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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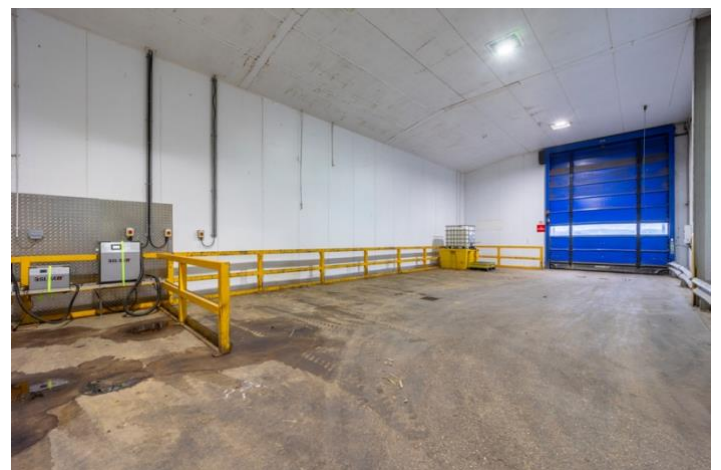


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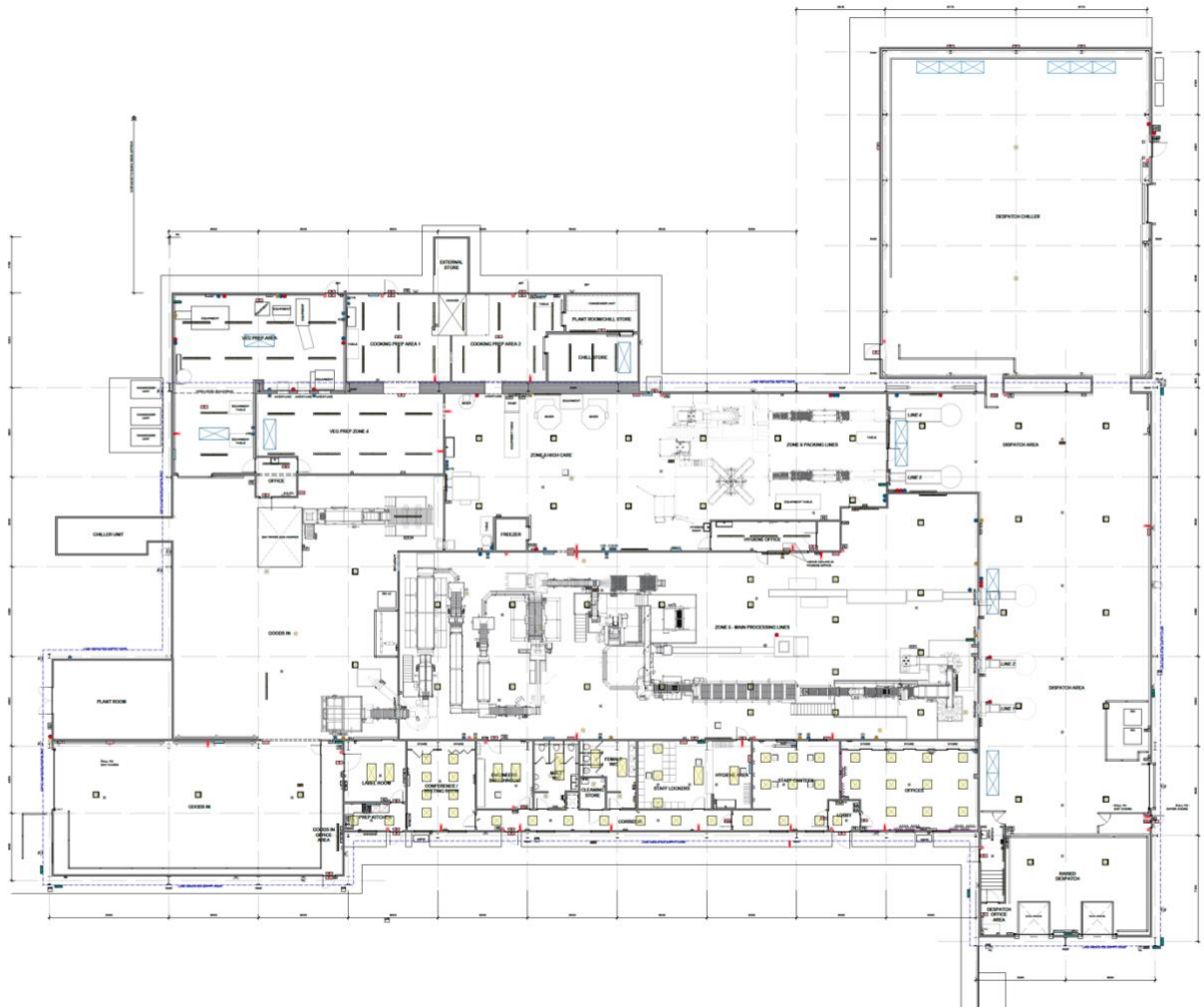


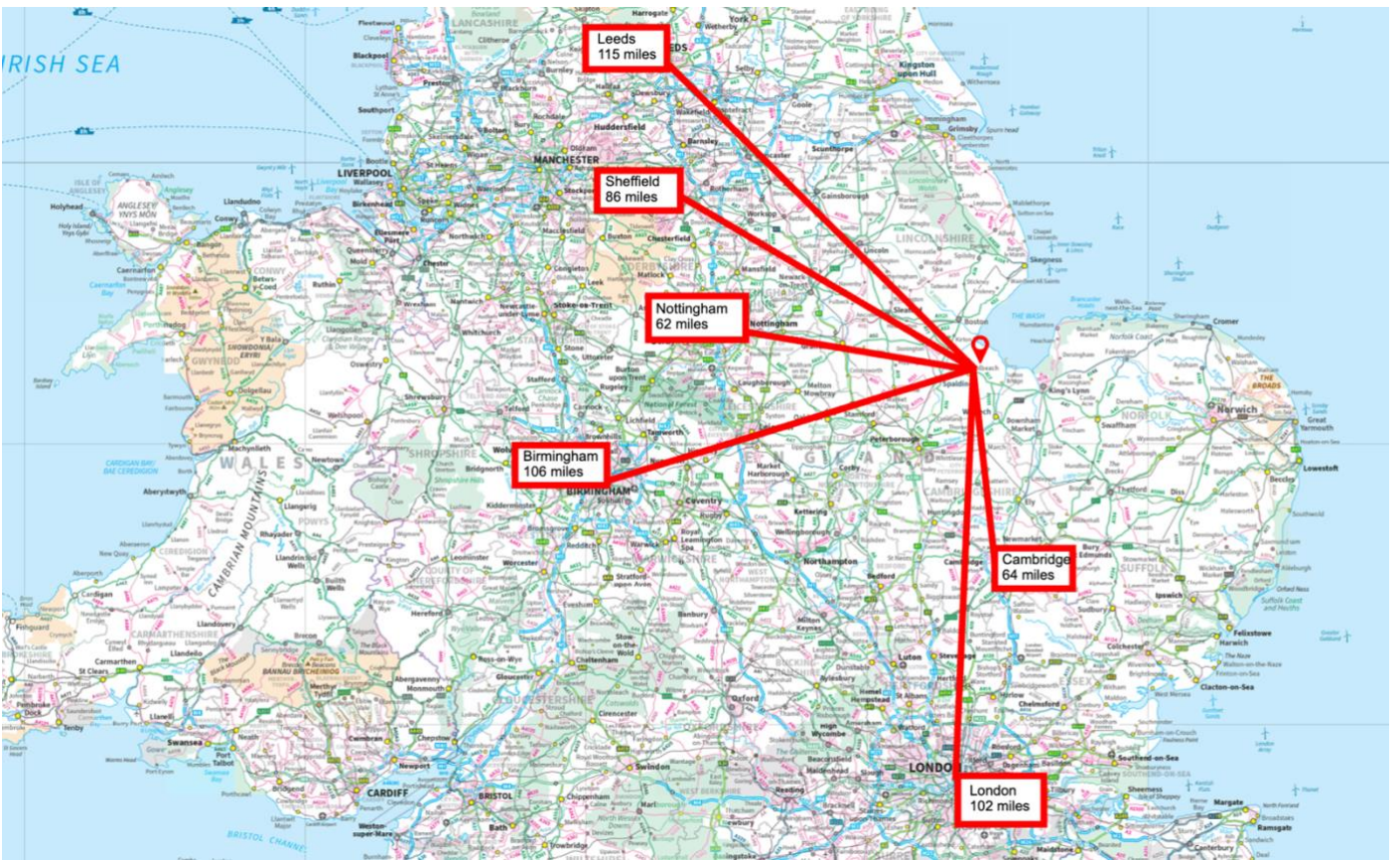
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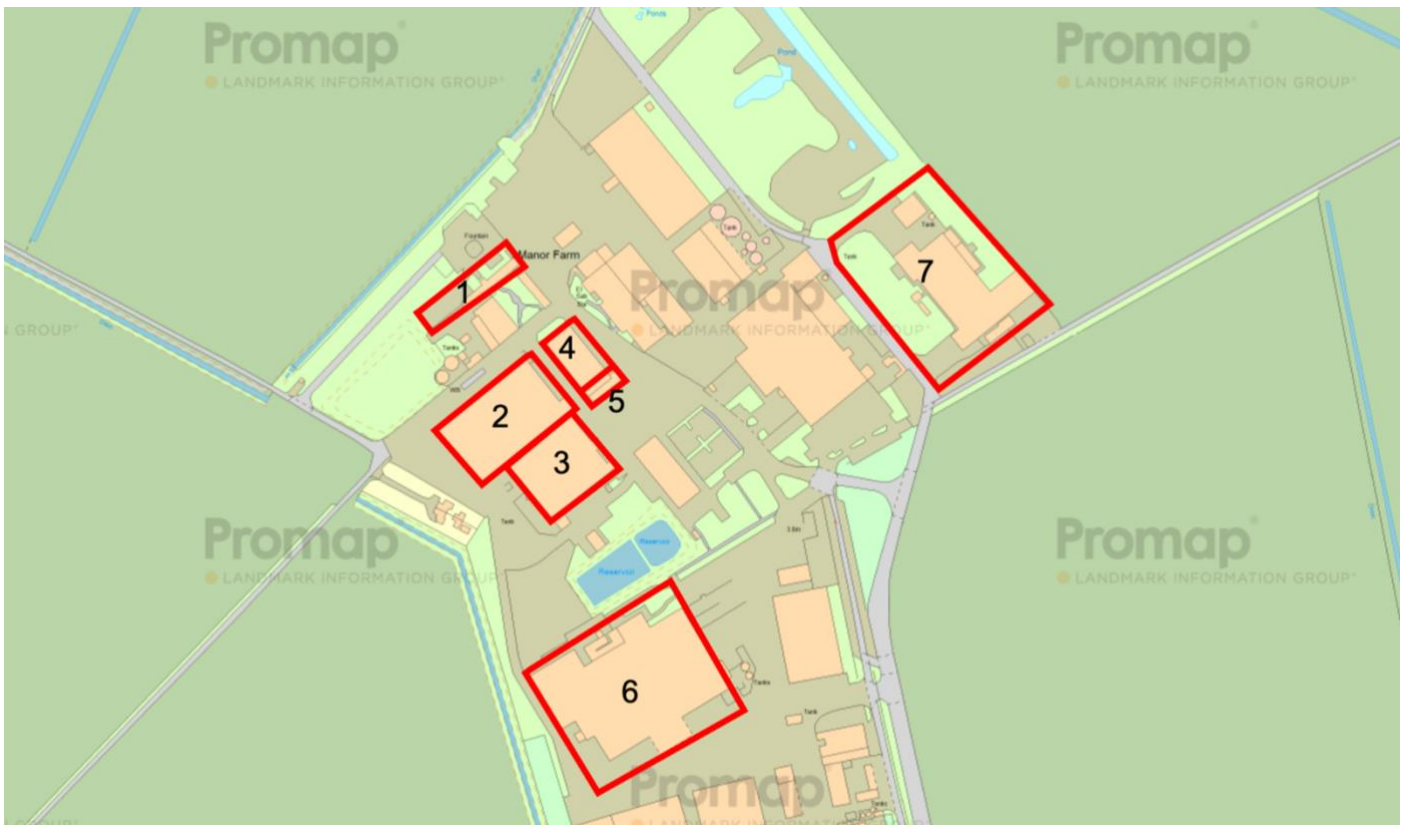


# Prepared Food Factory





## Manor Farm Overview



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