

Modern Vegetable Processing Factory with Offices Available To Let Immediately

Primary Potatoes | Manor Farm | Holbeach | Lincs | PE12 8LR



Modern Vegetable Processing Facility Extending to 72,530sqft, 6,738sqm
Two Storey Air Conditioned Offices with Meeting Rooms, Parking
Previously Used for Processing Potatoes, Leeks and Corn on the Cob

Available with No Ingoing Premium
£350,000 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.

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 facility is located in the south-eastern area of the Manor Farm complex.

The entrance to the offices is on the northern side of the building leading to a wide hallway.

The main production areas are white walled and with an internal ceiling height of 8.8m or thereabouts.

The production areas are divided into intake, despatch, potato cleaning, vegetable cleaning and other areas.

In addition, on the ground floor are a boardroom, locker rooms, a scrub room, WC's, first aid facilities, storage rooms, a modern kitchen and ancillary accommodation.

The first floor has a production office, kitchen and a canteen for over 50 staff.

Accommodation...

| | | |
|-----------------------------|--------------|---------|
| Office No. 1 | 5.4m x 6.7m, | 36.2sqm |
| Locker Room | 2.8m x 6m, | 16.8sqm |
| Locker Room 2 | 6.5m x 4.8m, | 31.2sqm |
| Scrub Room | 4.6m x 5m, | 23sqm |
| WCs | | |
| Cleaning Store | 3.4m x 3.7m, | 13.6sqm |
| First Aid Room | | 5sqm |
| Store | | 4sqm |
| Kitchen | 3.3m x 4.9m, | 16.2sqm |
| Office | 5.9m x 3.1m, | 18.3sqm |
| Store | 3.8m x 3.1m, | 11.8sqm |
| Boardroom | 9.8m x 6.7m, | 65.6sqm |
| First Floor | | |
| Canteen | | 76sqm |
| Offices | | |

Schedule of Accommodation...

| Primary Potatoes, Manor Farm | | |
|--------------------------------|---------------------------|-----------------------------|
| Offices NIA | 307m ² | 3,310ft ² |
| Main Production Facility Gross | 6,557m ² | 68,610ft ² |
| Total | 6,738m² | 72,530ft² |

Outside...

To the front of the property are 4 sunken loading areas, landscaped areas and external storage.

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 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.

A deposit will be held by the landlord, a quarter of a year's rent upfront.

A service charge will be levied annually for maintenance of communal road, the security network including gated security access from Hurn Road.

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...

An EPC has been instructed and will be available on request.

Manor Farm...

Primary Potatoes (marked Lot 6 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.
sales@poyntons.com | poyntons.com



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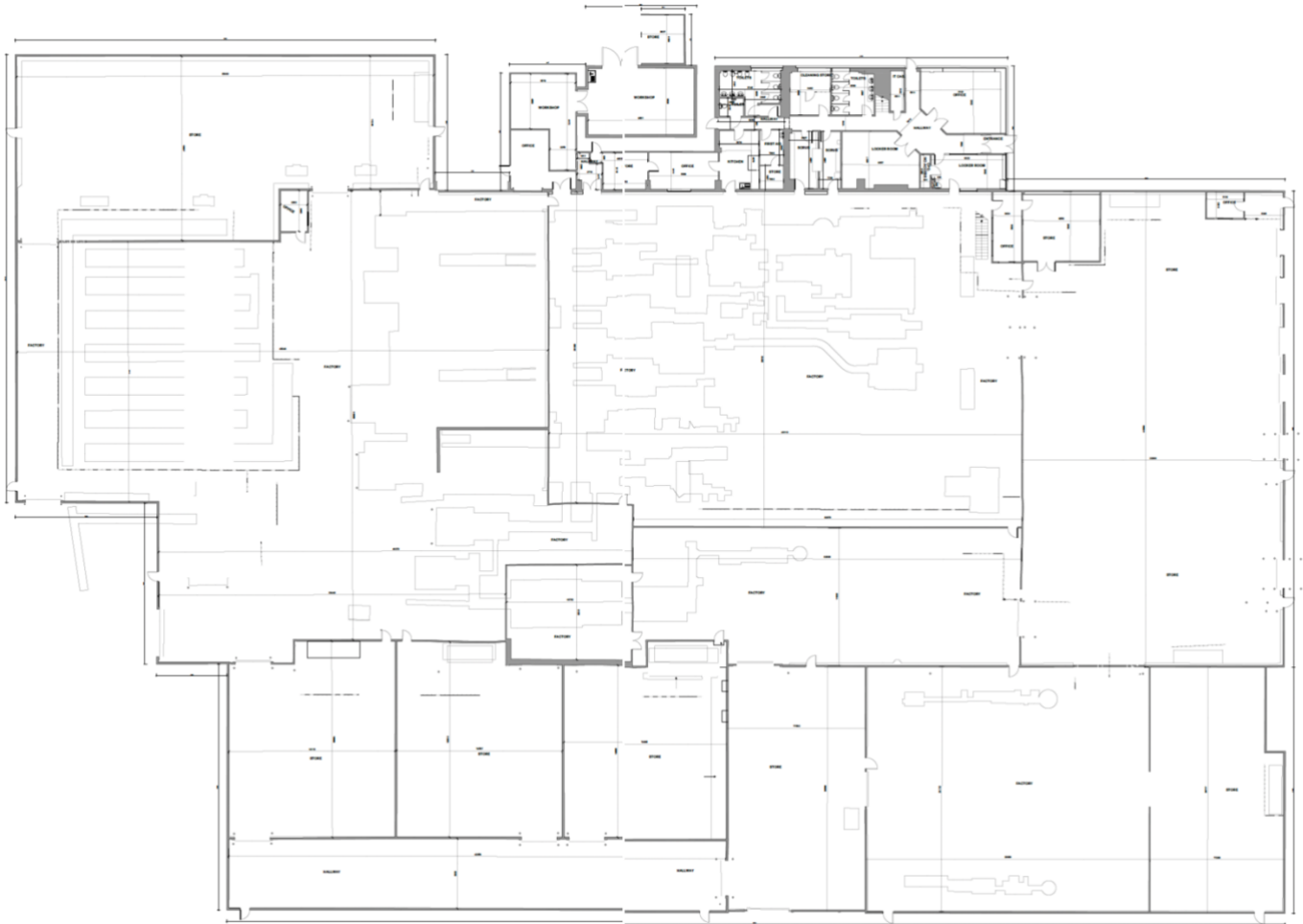


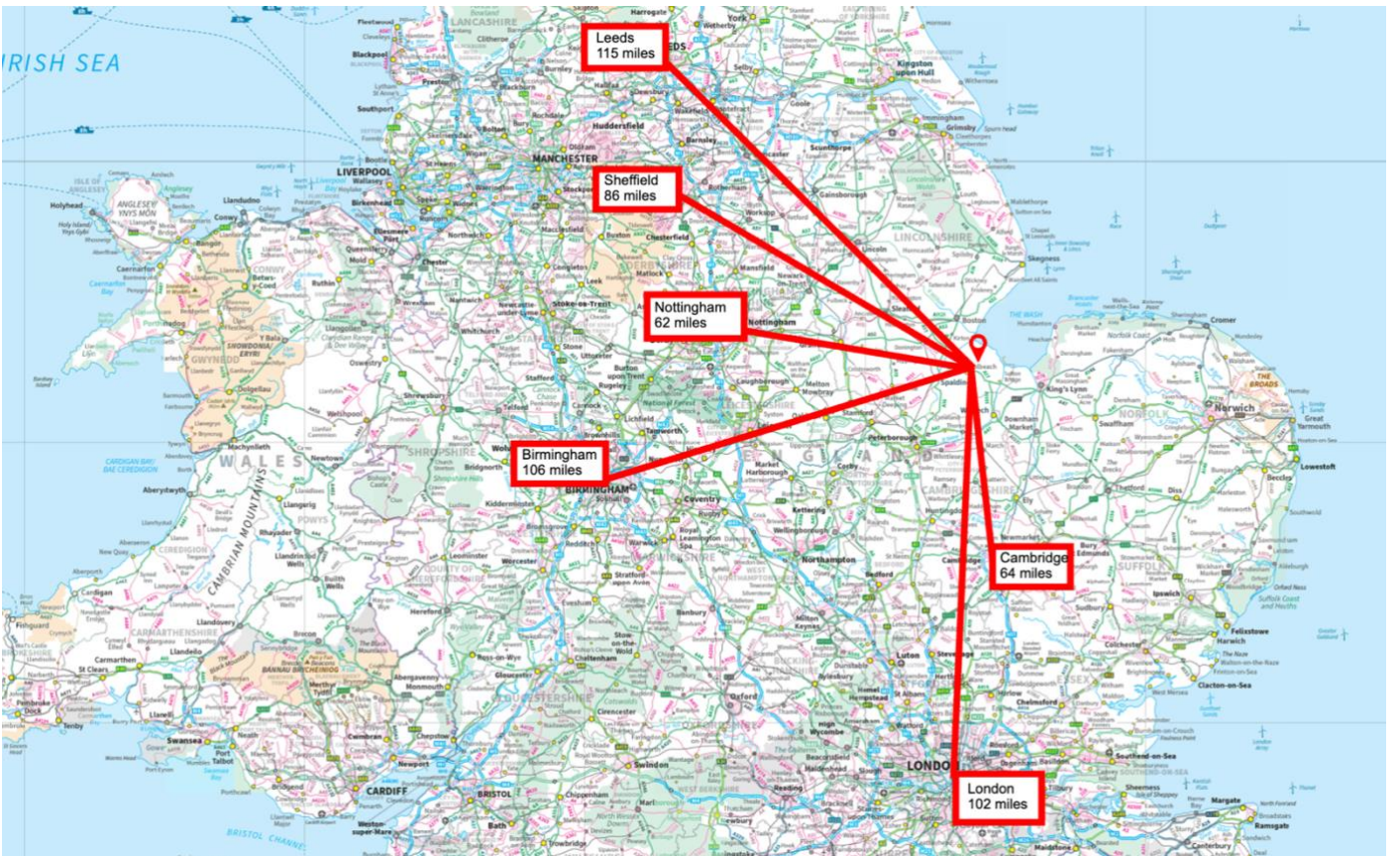
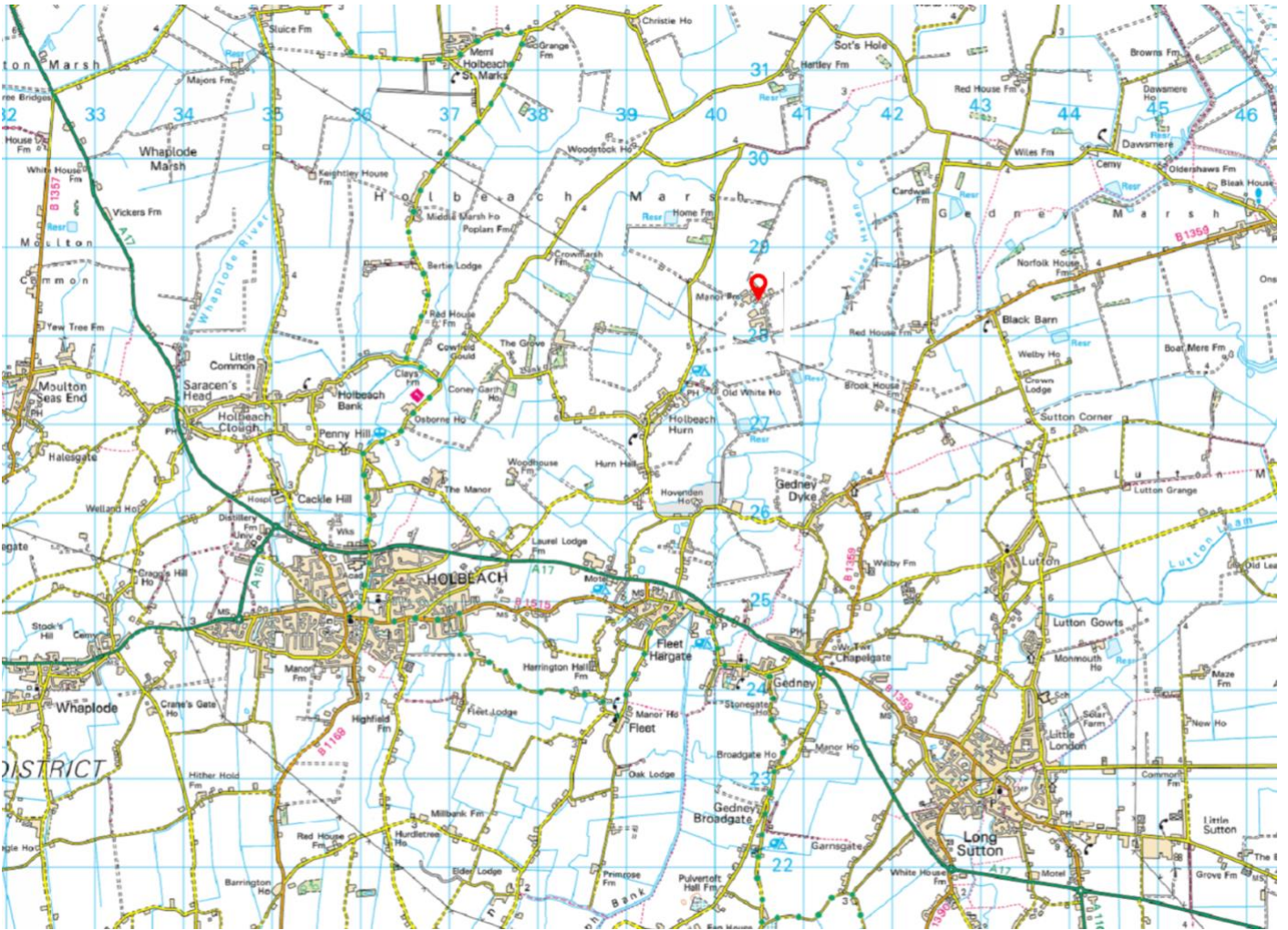
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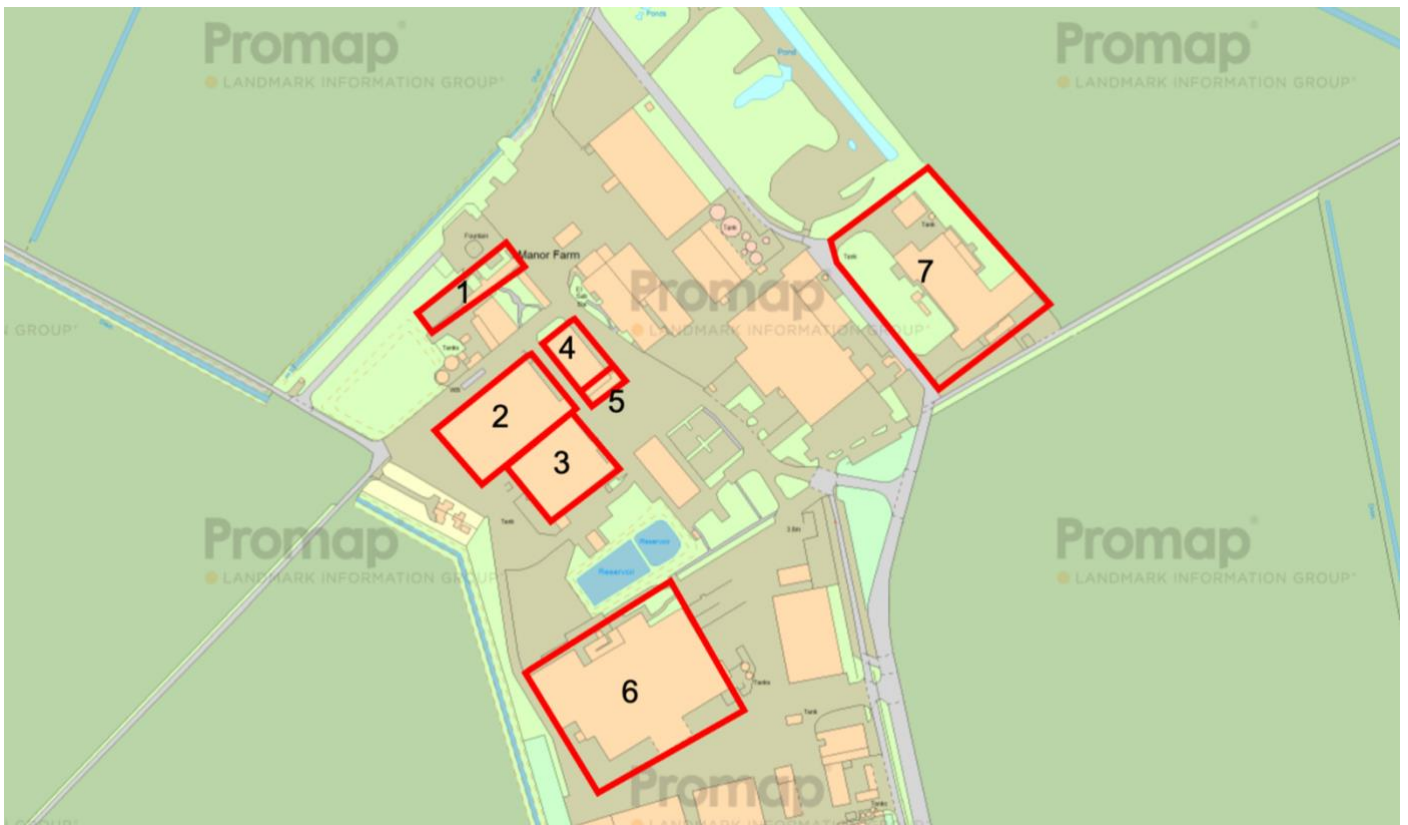


Primary Potatoes





Manor Farm Overview



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