

New High Tech Light Industrial and Warehouse Units Accommodation Totalling 2,050sqm, 22,060sqft First Units Available for Occupation in 2025

Stirlin Innovation Park | Peppermint Lane | Holbeach | Lincolnshire | PE12 7FH



High Profile Accommodation on 1.23 Acres with Excellent Road Links
Individual Units From 122sqm, 1,300sqft to 800sqm, 8,500sqft (in One Block) GIA
Units Include Office Accommodation, WC's, Kitchenette, Clear Internal Spans, Roller
Shutter Doors, Floated Concrete Floors, Three Phase Metered Supply, EV Charging
Points, Broadband Ducting, Parking

Agreement for FRI Leases Available Immediately
From £11,800 pa plus VAT Subject to Contract
Freeholds Available from £195,000 plus VAT Subject to Contract

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Location...

Stirlin Innovation Park is located to the west of Holbeach in the Food Enterprise Zone in the South Lincolnshire Fens. The area has a vibrant intensive commercial agricultural economy centred around the nearby towns of Holbeach, Spalding, Boston and King's Lynn.

The site enjoys a high-profile location immediately to the south of the A17 trunk road which carries over 30,000 vehicles a day.

The newly allocated land comprises Lincoln University Campus and other industrial plots. This plot being conveniently located at the front of the site off Peppermint Road.

Description...

The development comprises 12 business units suitable for light industry warehousing.

The units are to be constructed in 3 main blocks as per the plan attached with this brochure.

Schedule of Accommodation...

Proposed Units - Stirlin Innovation Park

	GIA	GIA	Proposed Asking Rent pa	Proposed Sale Price
Unit 1	200m ²	2,125ft ²	£20,000	£340,000
Unit 2	200m ²	2,125ft ²	£20,000	£330,000
Unit 3	200m ²	2,125ft ²	£20,000	£330,000
Unit 4	200m ²	2,125ft ²	£20,000	£340,000
Unit 5	180m ²	1,947ft ²	£17,500	£290,000
Unit 6	180m ²	1,947ft ²	£17,500	£290,000
Unit 7	122m ²	1,313ft ²	£11,800	£200,000
Unit 8	122m ²	1,313ft ²	£11,800	£195,000
Unit 9	122m ²	1,313ft ²	£11,800	£200,000
Unit 10	160m ²	1,733ft ²	£15,000	£260,000
Unit 11	160m ²	1,733ft ²	£15,000	£250,000
Unit 12	200m ²	2,125ft ²	£19,000	£320,000
Total	2,046m²	22,059ft²	£199,400	£3,345,000

Terms...

The units are available individually or in combination.

The minimum term will be 5 years with rent review at Year 3 to market rent.

Incoming tenants will be required to contribute a minimum of £750 plus VAT towards the landlord's reasonable legal expenses with regards to the preparation of the lease.

Rent will be paid quarterly in advance, a deposit will be held by the landlord the equivalent of a quarter of a year's rent.

A service charge will be levied to cover the cost of servicing communal areas. This is reviewed annually.

The tenant will be required to pay an annual insurance rent to cover their appointment of building insurance calculated on a square footage basis.

Outgoings...

The units will be assessed for Business Rates individually when completed. It is understood that qualifying businesses will be able to claim 100% relief if applicable.

All utilities will be the responsibility of the tenants.

EPC...

The new build units will have SAP ratings which will be confirmed when completed.

Viewing...

All viewings are to be made by appointment through the agents:

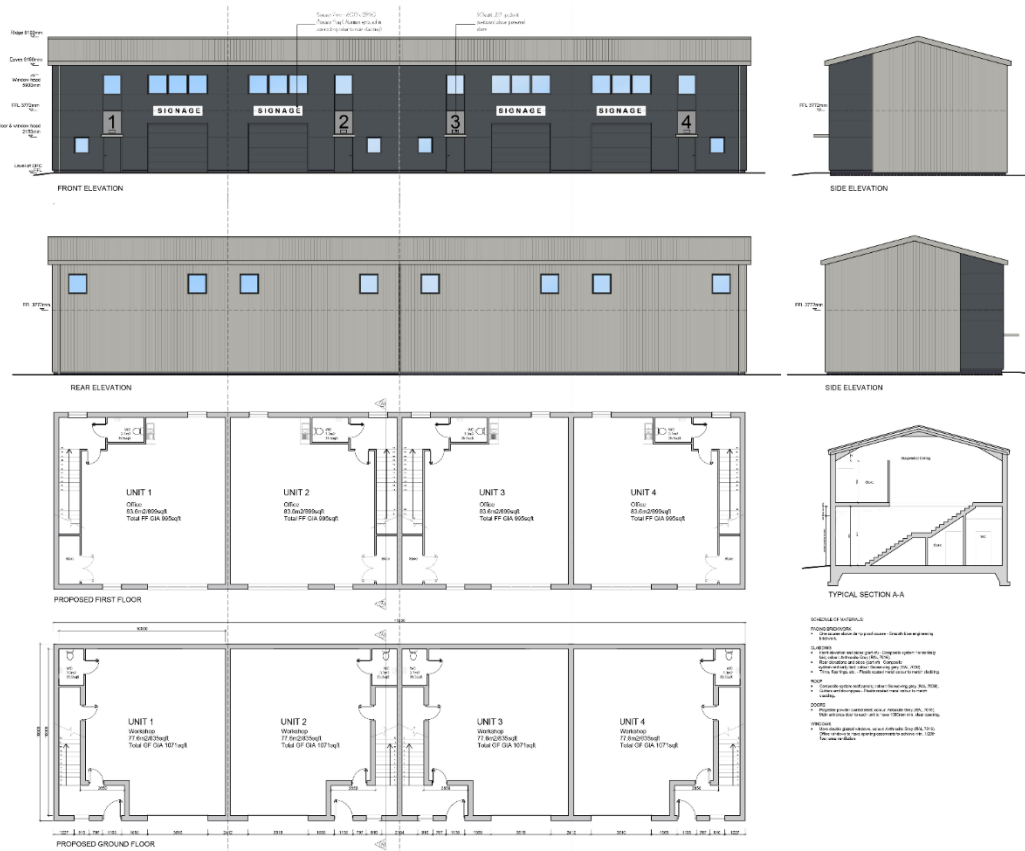
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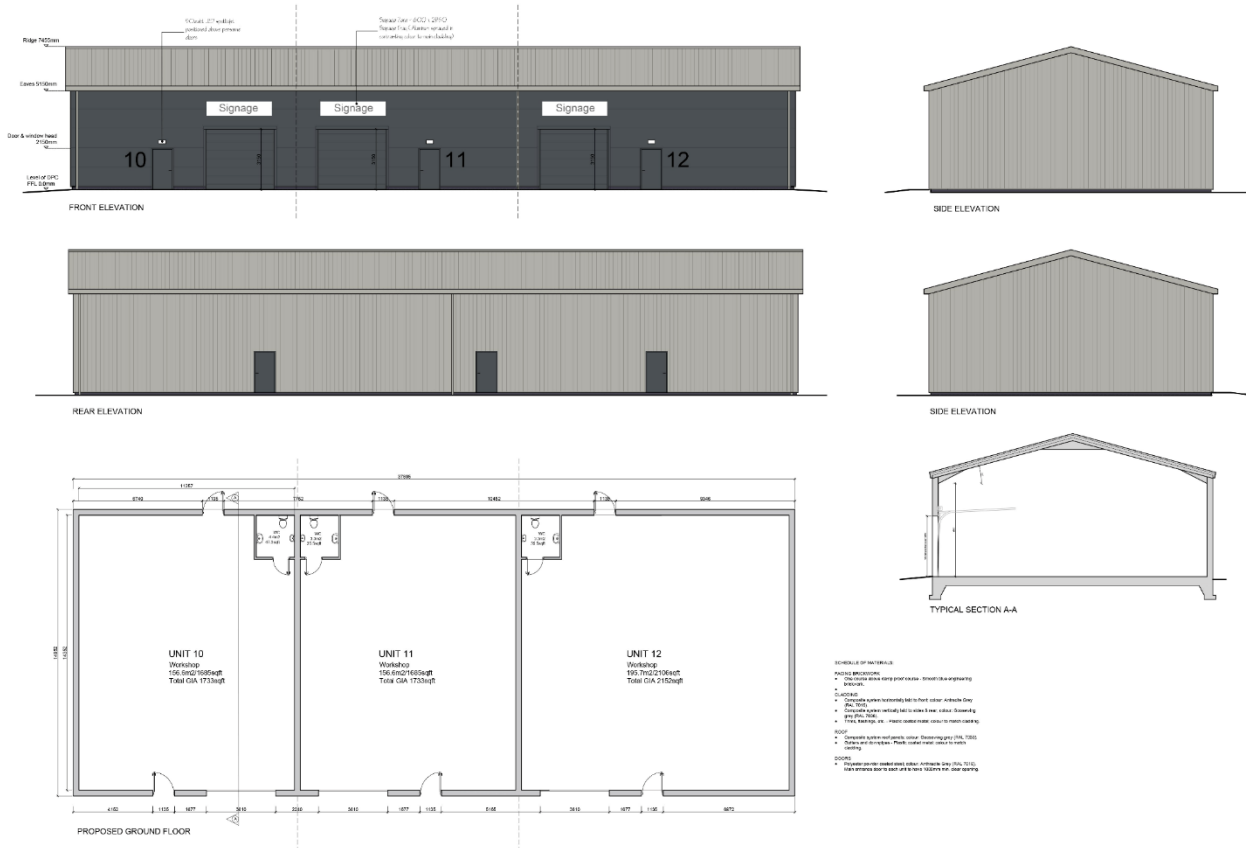
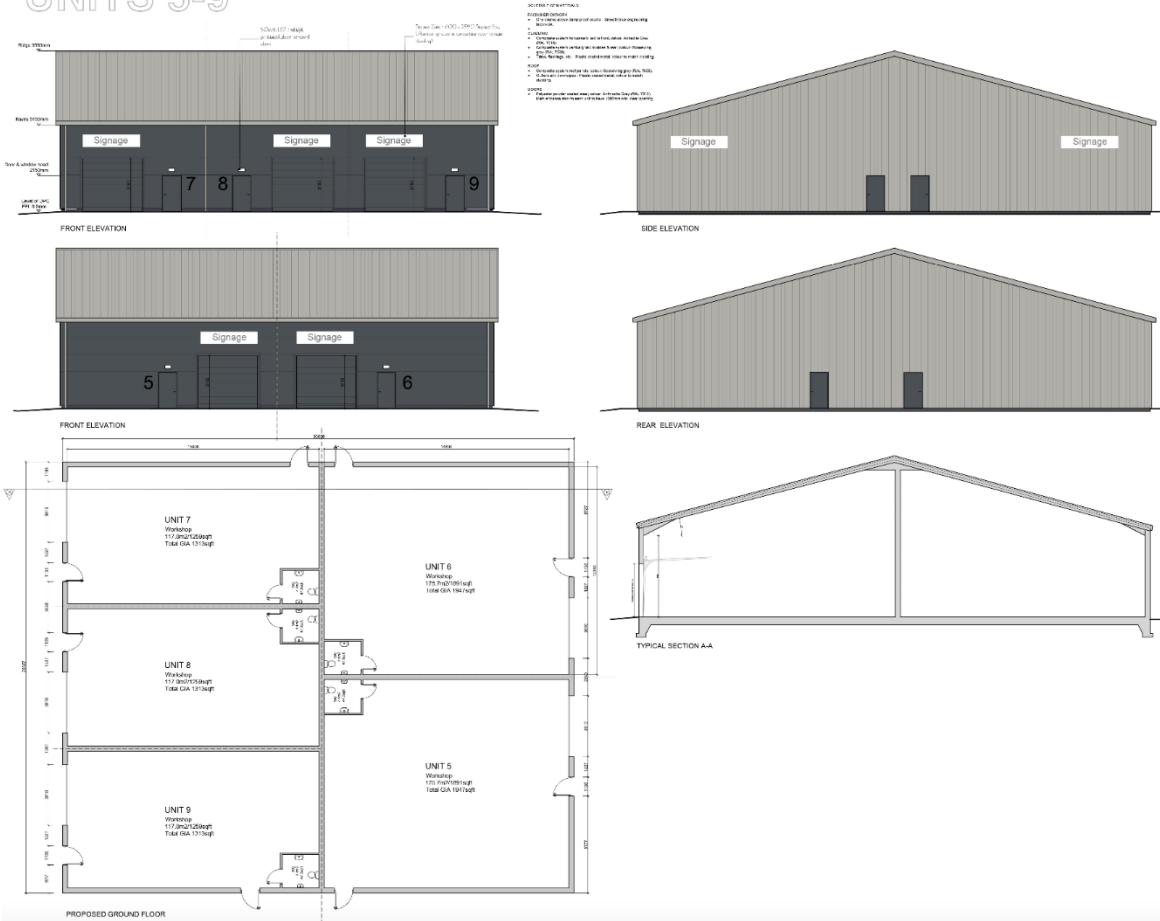


Trees and Shrubs

UNITS 1-4



UNITS 5-9





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