

# Economical Steel Framed Warehouse with Cold Store, Offices and Yard with Parking and Good Access to the A52 Trunk Road

Warehouse and Yard | Highgate | Leverton | Boston | Lincolnshire | PE22 0AW



Warehouse Extending to 440sqm, 4,800sqft with 5m High Eaves  
Over 500sqm, 5,500sqft of Loading Canopies and 60sqm, 645sqft of Offices  
Located on 0.6 Acres with In-Out HGV Access and Vehicle Operators Licence

Available Immediately on New FRI Lease Terms  
£25,000 per annum Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

01205 361694  
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## Location...

The village of Leverton is located on the South Lincolnshire Fens in the centre of the food growing industry approximately 120 miles to the north of London, 35 miles to the south-east of Lincoln, 6 miles to the east of Boston and 12 miles to the south-west of Skegness.

The area is accessed through the A52 trunk road connecting the East Midlands and Nottingham, 50 miles to the west with the coast.

The property is located approximately 1 mile to the east of the A52 trunk road on the intersection of Leverton Highgate at David's Lane and Leverton Lucas Gate.

Neighbours include a Children's Nursery, residential properties and agricultural land.

## Description...

The property comprises a steel framed warehouse, canopies and offices with yard and parking, diesel storage tanks, HGV access and a Vehicle Operators Licence for 10 units and 10 trailers.

**Store No. 1** .....18.5m x 12.1m, 225sqm  
Internal Eaves Height 5m.

**Store No. 2**.....12.1m x 18.5m, 225sqm  
Internal eaves height 5m, Sliding doors.

**Loading Canopy**.....30m x 10.8m  
Separate Loading Canopy.

**Office, Hall, Reception Area**.....4.7m x 3.2m, 15.5sqm

**Office No. 2**.....3.6m x 3.6m, 13sqm

**Kitchenette, WC**

The site has 2 separate vehicular accesses over a concrete yard with parking.



## Tenure...

The property is available by way of a new Full repairing and Insuring lease with no ingoing premium.

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

A contribution will be taken from the prospective tenant to cover the landlord's reasonable legal fees with preparation of the lease up to a maximum of £1,000 plus VAT.

## Outgoings...

Tenants will be responsible for all outgoing including utilities.

The site has an existing contract with Unicom for Ultrafast Full Fibre Broadband (100Mbps/20Mbps) and Broadband Assurance.

## EPC...

The property has an Energy Performance Rating D89, full details are available on request.

## Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.  
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