

EST 1770



Longstaff[®]

SPALDING COMMERCIAL: 01775 765536 www.longstaff.com

By Direction of Holbeam Buildings LLP



Distribution Centre, Washway Road, Fleet, Holbeam, Lincolnshire, PE12 8LT

FOR SALE AS A WHOLE - Freehold with Vacant Possession

Guide Price £4.75 Million plus VAT

Or TO LET on LEASE – Rent: £450,000 per annum Plus VAT

- Total Buildings area approximately 9,872 m² (106,264 sq. ft)
 - Site Area approximately 7.57 acres (3.06 hectares)
- High profile position on North side of A17, easy access to the Midlands and East Anglia plus East coast ports, A1 and other main arterial roads.
 - Mostly white walled and with temperature control to most Buildings
 - Modern High-Profile Offices with well-maintained accommodation throughout

SPALDING - 01775 766 766

BOURNE – 01778 420 406

GENERAL INFORMATION

The property comprises of a significant area of buildings which have been established and extended over recent years and now acts as secondary site in Lincolnshire for SuperFlora and JZ Flowers in which they pack and distribute flowers and plants.

There is a shared access to the property off the A17 trunk road, leading to extensive concreted apron areas and to the front of the buildings/loading docks which all lie on the North side of the A17, a main arterial road serving Newark and the A1 to the West and East Anglia and various ports to the East and South East.

LOCATION

The property is within easy reach of local centres including Holbeach (2 miles), Spalding (10 miles), Kings Lynn (25 miles), Wisbech (20 miles), Peterborough (25 miles), Newark (45 miles), Boston (20 miles).

CONSTRUCTION

The warehouses are mainly of steel portal framed construction with double and single skin metal profile cladding, which we understand were built in the 1980's/1990's, together with the purpose built brick faced two storey office block, situated to the front of the buildings, and having therefore a high profile from the A17.

Roofing has been renewed on 2/3rds of the warehouse areas in the last year with single skin anti-condensation metal profile sheeting.

ACCOMMODATION AND FLOOR AREAS

External areas - There are extensive concreted access and apron areas to the front with 8 No. sunken loading docks and an Air freight loading bay.

There is ample car parking for staff and visitors to the front of the office building and at the rear of the site, accessed via a recently widened access roadway running down the righthand side (East) of the buildings. This area also serves to provide external storage, and goods intake areas for direct grown deliveries.

The overall office and buildings facilities are summarised as follows:-

	<u>m²</u>	<u>sq.ft</u>
a) Office Block	756.90	8,147
b) Packaging Store to rear of A with Compartments facilities (white walled)	849.42	9,143
c) Dispatch Area serving Loading Docks Including Airfreight Dispatch and office (white walled)	2,016.18	21,702
d) Packhouses including Offices etc. And East Stores (white walled)	3,644.66	39,231
e) Rear Stores (North Bay) (white walled)	2,022.45	21,770
f) West General Purpose Stores	<u>582.60</u>	<u>6,271</u>
Total (Approximately)	9,872.21	106,264

All Buildings and areas are based on a gross internal floor area measurement (All areas quoted should be considered as approximate)
Total Site area 'approximately' **7.57 acres (3.06 hectares)** Subject to detailed survey.

ACCOMMODATION

OFFICE BLOCK

Two storey building, having air conditioned space. The building has an impressive full height central glazed lobby/atrium, and 5 No Offices/Meeting Rooms at Ground Floor, together with Kitchen and Wc facilities for the offices and site, and 7 No Offices together with the main Staff canteen and Wc's at First Floor.

PACKAGING STORE

Steel portal framed building with concrete floor, having single skin corrugated sheet roofing, fluorescent lights and roof lights. Electric Roller shutter door to west end – 5m x 5m. Eaves height 3.80m. Overall building area 37.91m x 22.32m, having integral rooms within of white walled construction for Print room/R&D.

LOADING AREA

Steel portal framed building with concrete floors, having corrugated sheet roofing, and having internal temperature controlled white walled/ceiling despatch area with 7 Loading bays. Fluorescent lights. Cold store units installed in 2017, and some new fans added in 2023. Ceiling height 4.25m. Overall building area 83.78m x 23.07m max, with doors off to other areas.

AIR FRIGHT CARGO BUILDING/GOODS IN OFFICE

Separate building off the main loading area 12.20m x 5.80m. Goods In office 5.43m x 3.40m

PACKHOUSE 1

Steel portal framed building with concrete floors, having corrugated sheet roofing, but internal temperature controlled white walled/ceiling area within. Cold store fans in ceilings. Fluorescent lights. Ceiling height 3.80m. Overall building area 36.07m x 23.0m, with Gym room off.

PACKHOUSE 2

Steel portal framed building with concrete floors, having corrugated sheet roofing, but internal temperature controlled white walled/ceiling area within. Cold store fans in ceilings. Fluorescent lights. Ceiling height 4.00m. Overall building area 84.5m x 31.16m max, with doors off to other areas. Offices and Qc rooms within area (29.96m x 5.71m)

PACKHOUSE 3

Steel portal framed building with concrete floors, having corrugated sheet roofing, but internal temperature controlled white walled/ceiling area within. Cold store fans in ceilings. Fluorescent lights. Ceiling height 4.00m. Overall building area 16.55m x 10.40m.

WAREHOUSE 1

Steel portal framed building with concrete floors, having corrugated sheet roofing, but internal temperature controlled white walled/ceiling area within. Cold store fans in ceilings. Fluorescent lights. Ceiling height 3.80m. Overall building area 36.0m x 22.90m.

WAREHOUSE 2

Steel portal framed building with concrete floors, having corrugated sheet roofing, but internal temperature controlled white walled/ceiling area within. Cold store fans in ceilings. Fluorescent lights. Ceiling height 4.00m. Overall building area 72.15m x 16.60m.

AMBIENT STORE/ELECTRIC STORE

Steel portal framed building with concrete floors, having single skin corrugated sheet roofing. Fluorescent lights. Eaves height 4.25m. Overall building area 48.55m x 12.0m.

EQUIPMENT

The facility has a substantial number of temperature-controlled areas which are served by modern and well maintained cold store units/fans. The site also has a 800KVA Diesel Backup generator. All cold store plant and equipment is included with the sale of the premises.

SERVICES

Mains electricity (800KVA supply) and water are connected to the property, and drainage is to a Marsh Addington Treatment plant private drainage system (capacity 300 persons). There is no Gas connected or immediately available.

TENURE

The tenure of the property is Freehold possession with vacant possession available upon completion. The site offered for sale includes Land Registry Title Numbers LL204379 and LL420518.

RIGHTS OF WAY

The neighbouring site to the west has a right to use the main site access and across the front western part of the site.

RATEABLE VALUE

£347,500 2023 List

LOCAL AUTHORITIES AND STATUTORY UNDERTAKERS

District & Planning

South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE

Call: 01775 761161

County & Highways:

Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL

Tel: 01522 552222

Electricity:

Western Power Distribution - New Supplies - Customer Application Team,
Tollend Road, Tipton, DY4 0HH

Email: wpdnewsuppliesmids@westernpower.co.uk Tel: 0121 623 9007

Water & Sewerage:

Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA

Tel: 08457 919155

Internal Drainage Board

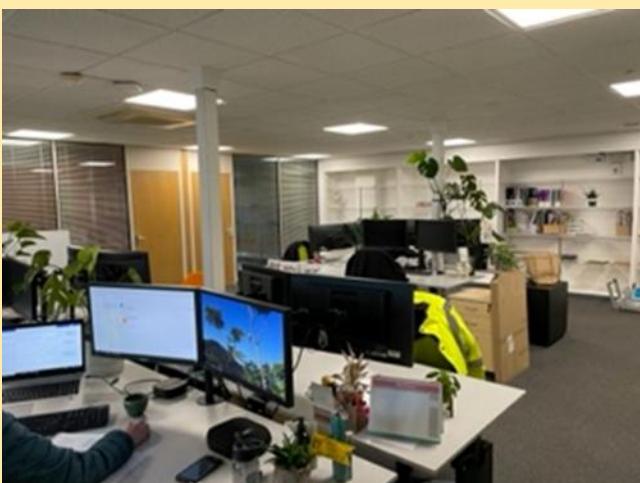
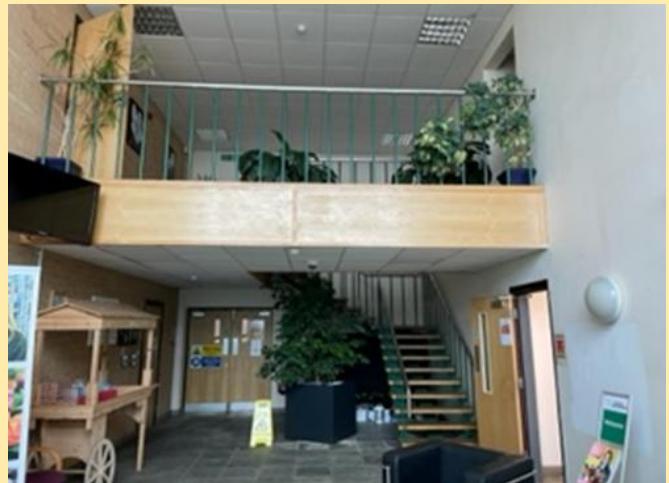
South Holland IDB - Welland and Deepings Internal Drainage Board,
Deeping House, Welland Terrace,
Spalding, Lincs. PE11 2TD.

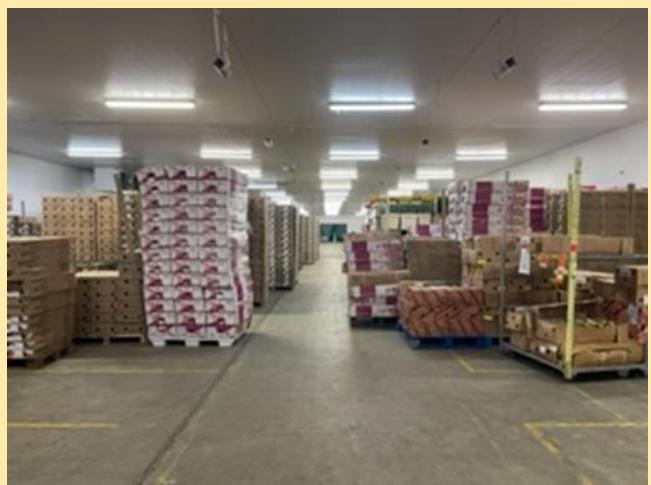
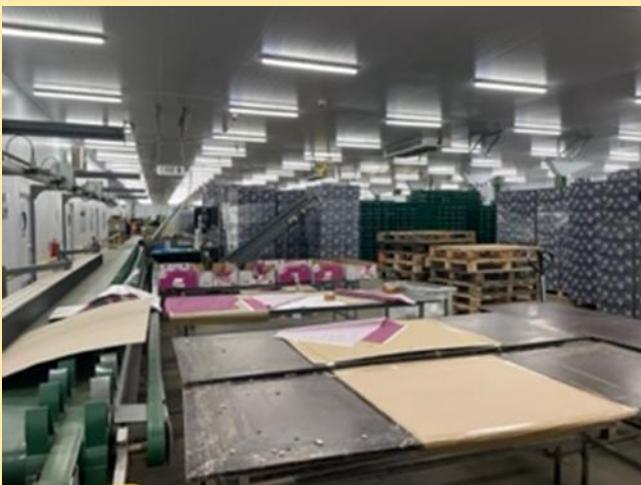
Email: info@wellandidb.org.uk Tel: 01775 725861

BASIS OF OFFERING

- a) The property is For Sale Freehold, with vacant possession. The Guide Price for the freehold interest is £4,750,000 (Four million, seven hundred and fifty thousand pounds), Plus VAT subject to contract.

- b) The property may be available To Let by way of lease with an option to purchase, the principal terms of which would be as follows:-
 1. Five year lease, to be contracted out of the security tenure provisions of the Landlord and Tenant Act 1954 Part II
 2. Full repairing and insuring terms
 3. Present condition to be recorded prior to commencement of lease
 4. Rental Deposit – A quarters rent additionally payable at commencement by way of rental deposit to be held throughout the term
 5. Rent payable quarterly in advance
 6. Rent review at the end of the third year (upwards only)
 7. May possibly be available to be sub divided by preference given to a Letting as a Whole
 8. Rent - £450,000 (Four hundred and fifty thousand pounds), plus VAT
 9. Option to purchase at market value within the term of the lease







MEASUREMENTS AND AREAS

All measurements and areas provided in these particulars should be considered as for guidance purposes only. Interested parties must make their own enquiries and take their own measurements and surveys of the land involved. Figures provided are for guidance purposes only and should not be relied upon.

GENERAL ENQUIRIES

General enquiries should be directed to the Commercial Department of R Longstaff & Co LLP on 01775 765536 or commercial@longstaff.com

PARTICULARS CONTENT / Ref: S11625/Mar 25

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.

ADDRESS

R. Longstaff & Co LLP.
5 New Road, Spalding,
Lincolnshire
PE11 1BS
www.longstaff.com

CONTACT / VIEWING

By appointment only with the Agents
Commercial/Development Land Department
CALL: 01775 765536
E: commercial@longstaff.com

