

EST 1770



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BOURNE COMMERCIAL: 01778 420 406 [www.longstaff.com](http://www.longstaff.com)



**Warehouse Accommodation adjacent to the A17 / Washway Road,  
Fleet, Holbeach. PE12 8LT.**

**Asking Rent of £90,000 + VAT per annum**

Warehouse Accommodation Available To Let - NIA approx. 4,167 sq. m. (44,852 sq. ft.).

Available To Let as a Whole or in Two Separate Parts.

Prime Location with Major Road Links - Situated Adjacent to the A17 /Washway Road.

VAT will be payable in addition to the rent.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



## LOCATION

Situated in a strategic location with good access to major road links, especially the A17; a vital route for both local and regional traffic. The property itself sits to the rear of the H Z Logistics premises. 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).

## DESCRIPTION

The buildings are of steel portal frame construction with concrete floors and corrugated cladding walls. The roofs are corrugated clad and contain transparent roof lights. The buildings are lit with ceiling suspended LED lights. The accommodation is split into two sections – both sections have roller shutter doors on the West elevations and the South building has a second roller shutter door on the South elevation, which will be the primary access for the buildings. Storage and car parking facilities are available onsite – the exact location onsite and details are to be agreed. W/C facilities will be available onsite – details to follow.

## ACCOMMODATION

North Property:

East Section - 885.97 sq. m. (9,536 sq. ft.)

West Section - 1,325.25 sq. m. (14,265 sq. ft.)

Combined Area - 2,211.29 sq. m. (23,801 sq. ft.)

South Property:

Internal Area - 1,955.75 sq. m. (21,051 sq. ft.)

Total Combined Net Internal Area: Approximately 4,167 sq. m. (44,852 sq. ft.)

The eave heights range between approx. 3.70m and 7.20m.





## TERMS

The property is offered To Let on a new lease, under the following terms:

- The lease will be on a full repairing and insuring basis.
- The lease will be for a minimum term of 3 Years.
- The lease will be contracted out of the Security of Tenure Provisions of the Landlord and Tenant Act sub-sections 24-28.
- The rent will be payable monthly in advance.
- The tenant will be required to pay a deposit of £10,000.
- The tenant will not be permitted to assign or sub-let the premises without the landlord's prior consent.
- VAT will be payable in addition to the rent.

## RATES

The tenant will be responsible for the payment of all Business Rates. The Rateable Value of the whole property on the 2023 list is £106,000. Interested parties are advised to contact South Holland District Council to confirm the exact amount of rates payable for the area being let.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING

Viewings are by appointment only with R Longstaff & Co LLP Bourne Commercial Department. Please call our Bourne Office on 01778 420 406 to arrange an appointment.

## INSURANCE

The tenant is to reimburse to the landlord the buildings insurance premium in respect of the property. This will be subject to review and will be payable annually in advance. The tenant will be responsible for insuring their use, the contents and for maintaining a Public Liability policy. Further details available upon request.

## OUTGOINGS

The tenant will be responsible for all business rates, services/utilities and outgoings in connection with the premises.

## SERVICES

We understand the property has the benefit of mains water, foul drainage and electric.





#### **TENURE**

Leasehold.

#### **LOCAL AUTHORITIES**

District and Planning:

South Holland District Council - SHDC, Priory Road,  
Spalding, PE11 2XE - CALL 01775 716 161

#### **PARTICULARS CONTENT**

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

**Ref: 17051**

#### **ADDRESS**

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#### **CONTACT**

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