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SPALDING HORTICULTURAL : 01775 765536 [www.longstaff.com](http://www.longstaff.com)



## **CROMWELL HOUSE NURSERY, TO THE REAR OF 25 SEAS END ROAD, MOULTON SEAS END, SPALDING, PE12 6LD**

- Compact Nursery Premises To Let
- Glass totalling 23,835 sq. ft. (2,215 m<sup>2</sup>)
- 6 Year Term
- Additional Equipment available/included plus Coldstore
- Commencement Rent: £10,000 Per Annum
- Availability - **DATE TO BE AGREED**

SPALDING 01775 766 766 - BOURNE 01778 420 406

## GENERAL INFORMATION / BACKGROUND

The nursery is located to the rear of Cromwell House, close to the centre of Moulton Seas End and within easy reach of Spalding (5.5 miles Holbeach, 3.5 miles the A17, Moulton Common A17 Junction 2 miles).

It is available To Let comprising approximately 23,835 sq.ft. of glass (2215m<sup>2</sup>) plus coldstore.

The glass is in three adjoining sections comprising 1 Simpson Venlo and 2 Hok Venlo houses, the 2 Hok houses both being double glazed.

By way of explanation, the property has for the last two years in connection with a vertical growing business/system with Aquaponics and grow towers including media beds and fish tanks.

There is also an Ebb and Flow propagating unit complete with the LED lights. The specific equipment relating to this individual type of operation is not included in the letting of the nursery premises, but is available as a separate purchase from the outgoing tenant. For those parties interested, further information will be available and discussions to take place at the time of or after viewing.

The general Terms for the proposed letting are as follows:-

### PROPOSED TERMS

- 1) **Term** - A term of 6 years, with a break clause in favour of the tenant at the end of year 3, subject to a 6-month prior notice being given in writing.
- 2) **Agreement** - Contracted out of the Security of Tenure and Provisions 1954 Landlord and Tenants Act Part II.
- 3) **Commencement Rent** - £10,000 per annum.
- 4) **Rental Payments** - Payable quarterly in advance, the first on the signing of the agreement and subsequent payments three monthly thereafter.
- 5) **Rental Deposit** – A Dilapidation deposit will be required at commencement. Tenant to lodge with the landlord or the landlord's agent £5,000 at they commencement of the lease (in addition to the first quarter's rent and any other charges as agreed) If the letter proceeds without any difficulty during year one then half of the £5,000 (i.e. £2,500) will be release from the deposit and can be used for the 1<sup>st</sup> quarter's rent of the 2<sup>nd</sup> year. The second half of the deposit (£2,500) will be retained by the landlord until the end of the tenancy and will be returned less any outstanding rent or dilapidations or other liabilities.
- 6) **Method of Payment** - Rental payments to be made by Bank Transfer – Landlord's details to be provided in due course.
- 7) **Repairing Obligations** - These will be discussed in detail upon inspection and further enquiry with the present owner at the time of inspection.
- 8) **Insurance** - This will also be discussed further at the time of inspection in respect of the glass. The coldstore is currently insured with the NFU and the Tenant will be responsible for reimbursing upon demand the landlord for that annual cost.
- 9) **Public and Employers Liability** - The tenant will need to demonstrate that he has cover for Employers and Public Liability in place concerning the operation of the nursery as from the time of tenancy commencing.
- 10) **VAT** – No vat is payable in addition to the rent.
- 11) **Services** – Mains electricity (single phase) and mains water (both are separately metered away from the house). The Landlord reserves the right to use both water and electricity from time to time and will contribute to these service costs. The Tenant will be required to provide its own 'portaloo' facilities.

## DRAINAGE RATES

These will be apportioned by the South Holland Internal Drainage Board and the appropriate annual payment will be paid the Tenant to the landlord upon demand.

## ACCESS TO AND AROUND THE NURSERY

Access is to the side of Cromwell House from the main street in the centre of Moulton Seas End. Agreed areas of access and parking will form the basis of the Agreement, subject to details to be discussed between Landlord and Tenant prior to commencement – such areas will be recorded on an appropriate plan to be incorporated in the Agreement. The Landlord will be responsible for maintaining the main access roadways.

## VIEWINGS

Strictly by appointment with the Landlord's Horticultural Agents, Messrs R Longstaff & Co. LLP  
Tel: 01775 765536 or Email: [commercial@longstaff.com](mailto:commercial@longstaff.com)

## LOCAL AUTHORITIES

<u>District &amp; Planning:</u>	South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE CALL: 01775 761161
<u>Water:</u>	Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA CALL: 08457 919155
<u>County &amp; Highways:</u>	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL CALL: 01522 552222
<u>Internal Drainage Board:</u>	South Holland Internal Drainage Board Kettlewell House, Austin Fields Industrial Estate, King's Lynn, Norfolk, PE30 1PH CALL: 01553 819600

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## DETAILS OF THE NURSERY

### House No. 1 Simpson Venlo Glasshouse

Approximately 100ft x 84ft  
Automatic Ventilation  
1 Bay concrete floored used as a packing area  
3 Bays growing areas  
Overhead irrigation

**Total**  
**8,400 sq.ft. (780 m<sup>2</sup>)**

### House No. 2 Hok Venlo Glasshouse

Approximately 105ft x 63ft  
3 Bays  
Automatic Ventilation  
Overhead irrigation  
This house is double glazed

**6,615 sq.ft. (614m<sup>2</sup>)**



### **House No. 3 Hok Venlo Glasshouse**

105ft x 84ft

**8,820 sq.ft (819m<sup>2</sup>)**

4 Bays

Automatic Ventilation

Overhead irrigation

This house is double glazed

**NOTE** Bottom irrigation is available for each house.

### **Irrigation Reservoirs**

3 Tanks 5,000 (x2) and 3,000 (x1) gallons for selfsaved water

Additional mains water is available via a metered supply

### **Pumphouse**

With Dosatron injected system for artificial or other treatments

### **Coldstore**

12.7m x 5.7m (net internal floor area)

**778 sq.ft. (72.39m<sup>2</sup>)**

3.7m (internal height) approximately

**NOTE** All glasshouses have automatic overhead spray lines and drip irrigation for on floor all computer controlled.

### **Equipment**

In additional to the main structures included in the letting, The Thermal Screens, Heating Equipment including fuel storage, Tomtech computer and irrigation equipment in its current format are all included in the letting. The irrigation equipment also covers the old glass houses therefore if they are used, there will be a local agreement between Mr Taylor and the tenant as to any additional water usage that he has for those houses.

### **PARTICULARS CONTENT**

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.

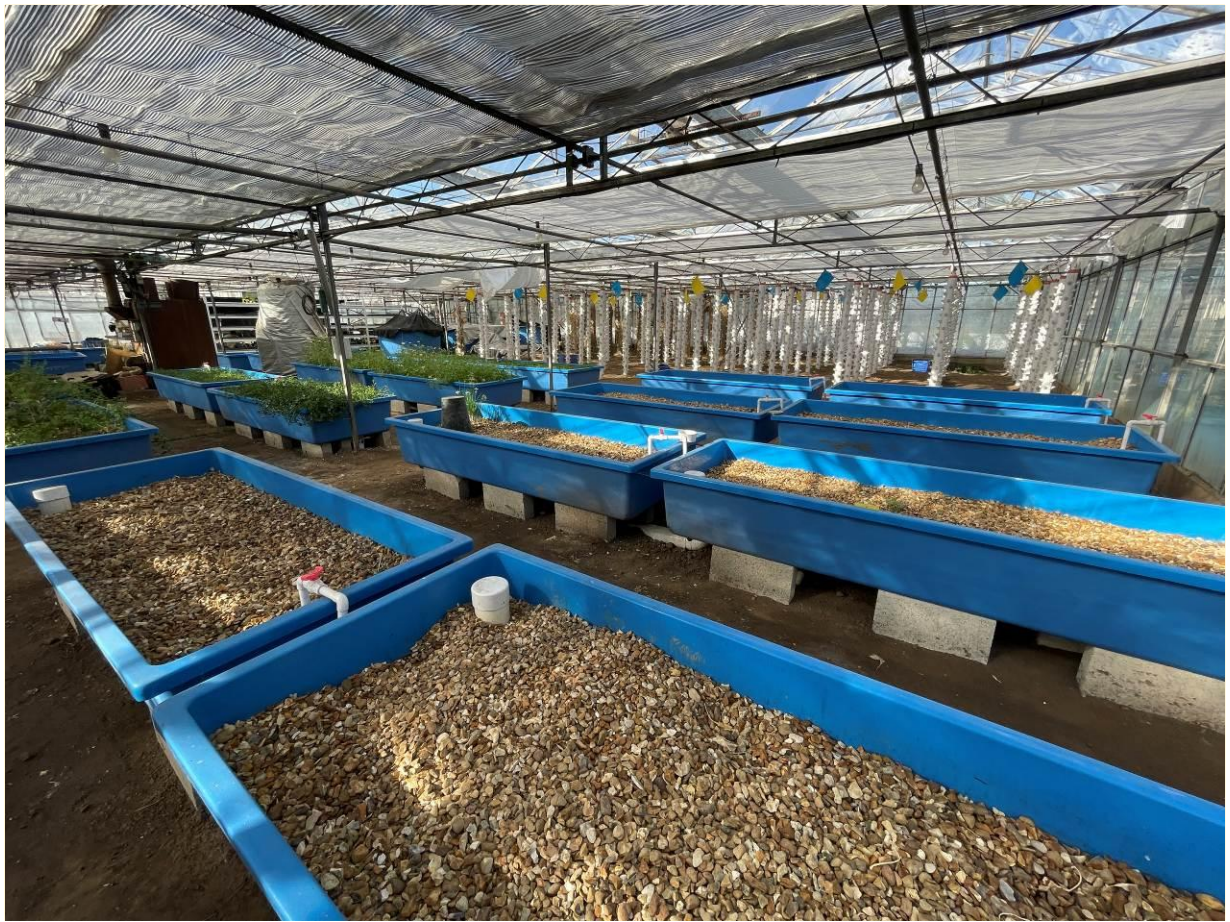
Measurements and areas are 'approximate' only – interested parties must make their own enquiries and take their own measurements if required.

### **LEGAL COSTS**

The incoming Tenant will be responsible for 50% of the legal costs in respect of the preparation and completion of the Tenancy Agreement.











NOTES



These were taken/prepared in September 2025.

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

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.

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This is a detailed map of the Moulton area in Northamptonshire. The map shows a network of roads, including the A14, and various geographical features like the Moulton River Drain. Numerous farms and properties are labeled, such as Moulton Common, Moulton Seas End, and Moulton Hall. A blue arrow points to a specific location labeled 'THE PROPERTY' in a blue box, which is situated near Moulton Seas End. The map also shows the location of Moulton Hall and Moulton Common. The map is oriented with North at the top.