

Refurbished Vegetable Processing Factory To Let Immediately with Cold Store and Offices

Old Fenlander Building | Manor Farm | Holbeach | Lincs | PE12 8LR



Production Area Extends to Over 18,900sqft, 1,756sqm
Ancillary Production and Offices
Large Loading Canopy
Located on Large Agri Commercial Site in the Heart of the Lincolnshire Fens

Available To Let on a New Full and Insuring Lease
£60,000 plus VAT per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

Manor Farm Business Park is located approximately 3 miles to the north of Holbeach on the north of Hurn Road on a private estate.

The estate is located within countryside approximately 11 miles to the south-east of Boston and 12 miles to the west of King's Lynn.

Peterborough is located approximately 25 miles to the south-west by the A17 and A47 trunk roads.

Access to the property is via a 2 mile private road off Roman Bank. Security access to the site is at the end of this road.

The building is located in the centre of the site.

Accommodation...

Organic Warehouse	.....	16.6m x 13.8m, 231sqm
Ceiling height	4.1m.	
Grading Line	.....	14.7m x 11.2m, 166sqm
Carrot Production	.....	14.7m x 5.8m, 85sqm
Open Canopy	.....	19.5 x 9.8m, 192sqm
Ancillary Accommodation	.....	68sqm
Including WCs and Locker Room.		
Canteen/Kitchen	.....	8.4m x 9.6m, 80sqm
Production Area	.....	26.4m x 16.1m, 426sqm
White Walled.		
Quality Control	.....	2.2m x 5.5m, 12.1sqm
Ceiling height 3.3m.		
Stores	.....	3m x 16m, 3sqm
Ambient Store	.....	9m x 6m, 61sqm
Despatch	.....	21m x 19.4m, 410sqm
White Walled.		

Schedule of Accommodation...

Old Fenlander Building		
Production Area	1,756m ²	18,900ft ²
Ancillary Production	148m ²	1,575ft ²
Total	1,904m ²	20,475ft ²
Loading Canopy	192m ²	2,015ft ²
Site Area est		0.5 acres



Tenure...

The property is available by way of a new Full Repairing and Insuring lease.

Rent will be paid quarterly in advance and be subject to VAT.

A contribution will be expected from the tenant with regards to the landlord's reasonable legal fees with regards to the lease preparation of a maximum of £1,500 plus VAT.

A deposit will be held by the landlord, a quarter of a year's rent upfront.

A service charge will be levied annually for maintenance of communal road, the security network including gated security access from Hurn Road.

An insurance rent will be levied to cover the cost of building insurance, please enquire for further details.

Business Rates...

The property will be rated individually and is subject to a new assessment.

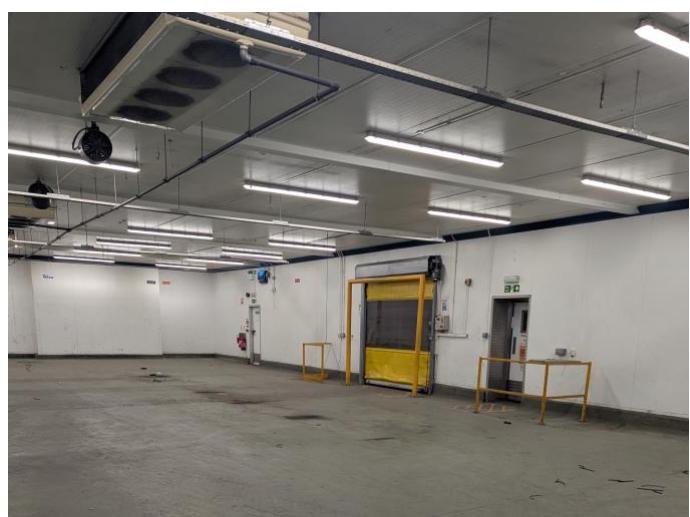
EPC...

An EPC has been instructed and will be available on request.

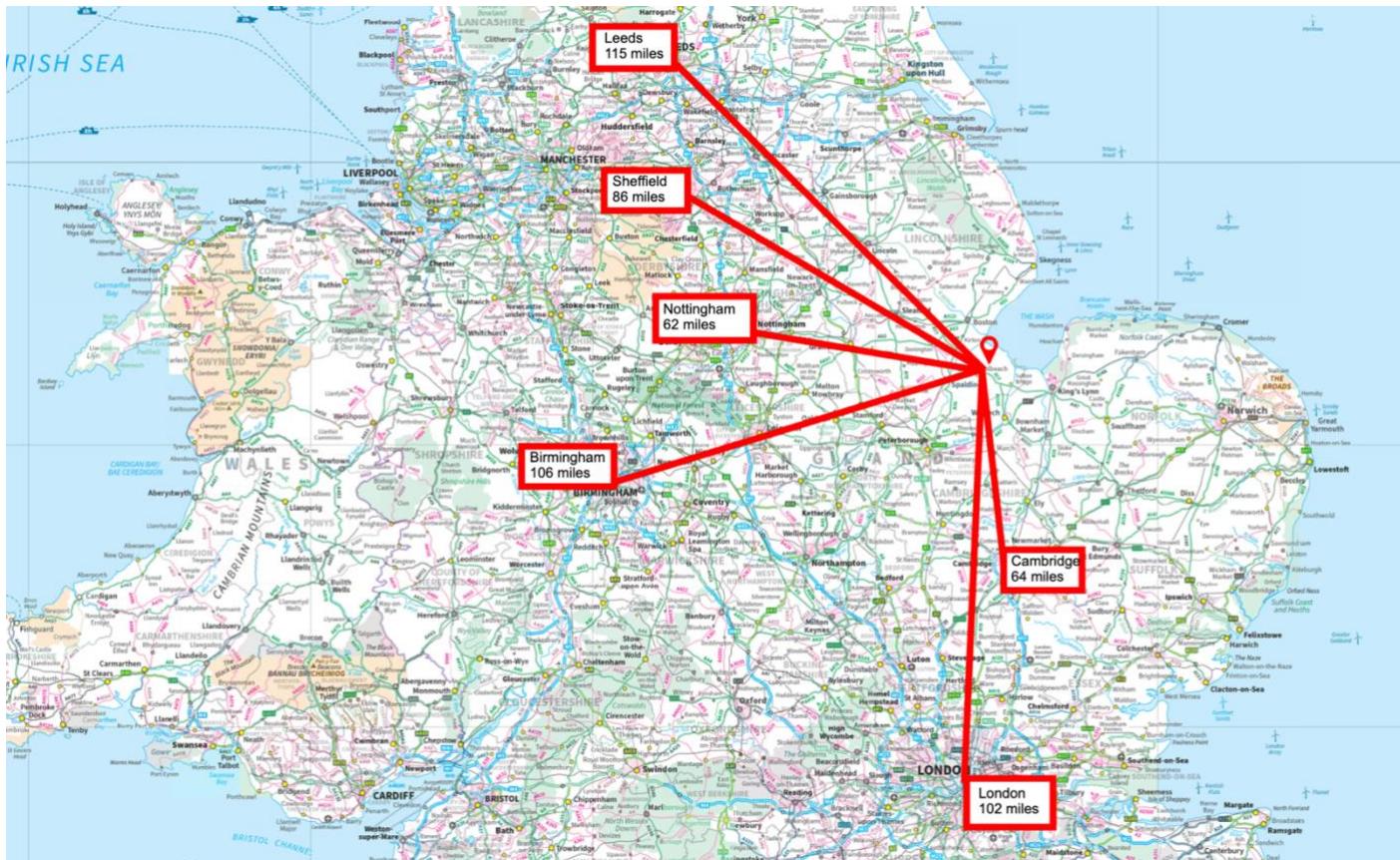
Viewing...

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

sales@poyntons.com | poyntons.com







Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com

