

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

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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...

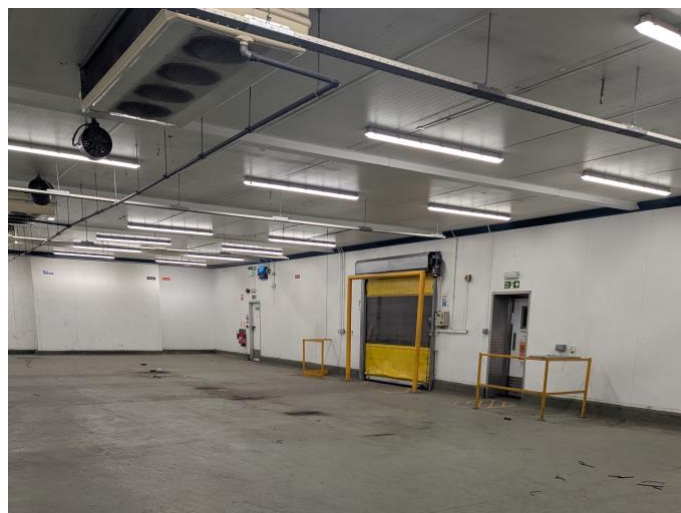
The property will be rated individually and is subject to a new assessment.

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.
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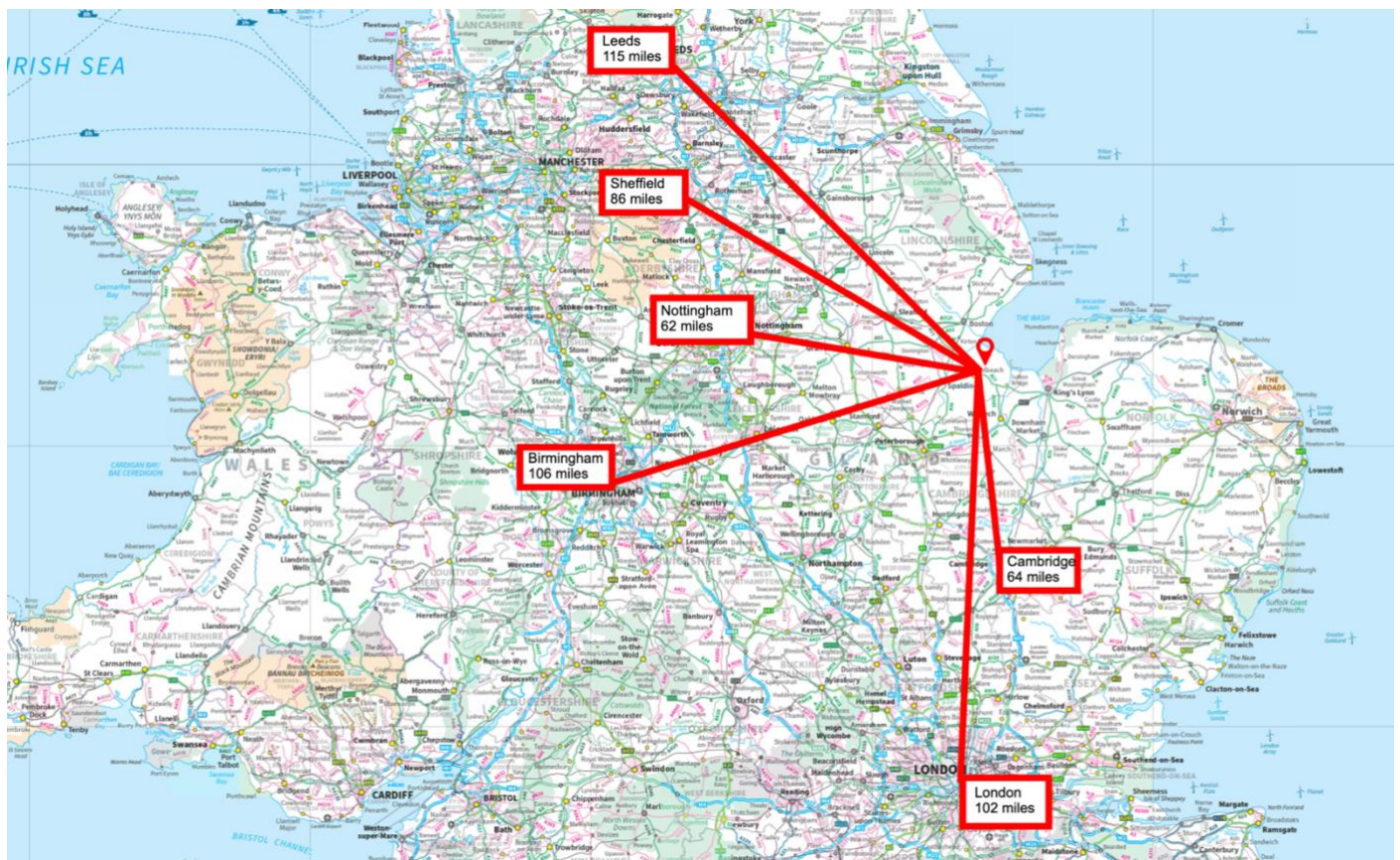
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