

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



## **Warehouse/Storage Unit Holme Farm, Boston, PE20 3NL** **£22,500 Per Annum**

Detached Warehouse/Storage Unit TO LET offering a gross internal area of approx. 6,400 sq.ft. (595 sq.m.) and enjoying right of way road access from the A52 Boston to Grantham Road on the outskirts of the village of Kirton Holme, some 4 to 5 miles south-west of the market town of Boston.

Concrete and tarmac service area adjacent to building. Further adjoining approx. 1.6 acres of extra land/space available for lorry/trailer parking, external storage etc. Total site approx. 1.75 Acres Rent exclusive of, but liable to, VAT at prevailing rate.

## DESCRIPTION

A steel portal frame warehouse/storage building, with insulated walls and roof, having majority concrete floor, sliding metal vehicular access door, rear personnel/emergency exit door, 3-phase electricity, fluorescent and halogen lighting.

The gross internal area is approximately 6,400 sq.ft. (595 sq.m)

To the external frontage of the unit there is a part concrete and part tarmac service area.

N.B. There is further adjacent extra land/space available for potential lorry/trailer parking, external storage etc., if required, at extra negotiable rental.

## LANDLORDS REQUIREMENTS

The landlords have specified the following requirements: which they do not wish the property or site to be used for-

Any Animal products or manufacture

No storage of nuts or nut products

Chemical/Gas storage

Operating hours by agreement with the Landlord'

No excessive noise. By machinery/ vehicles etc

Please be aware that at the moment there is no water to this part of the site.

## ACCESS

Access to the unit is via the A52 Boston to Grantham Road. (The A52 intersection with the A17 Newark to Kings Lynn Road is only 2 miles to the south).

## TENURE

Leasehold. New negotiable length lease term at the commencing rental of £22,500 per annum exclusive. (+VAT)

## VAT

We are advised that the rent is exclusive of, but will be liable to, VAT at the prevailing rate.

## LEGAL COSTS

The ingoing tenant to be responsible for the landlord's reasonable legal costs in the preparation of the lease document.

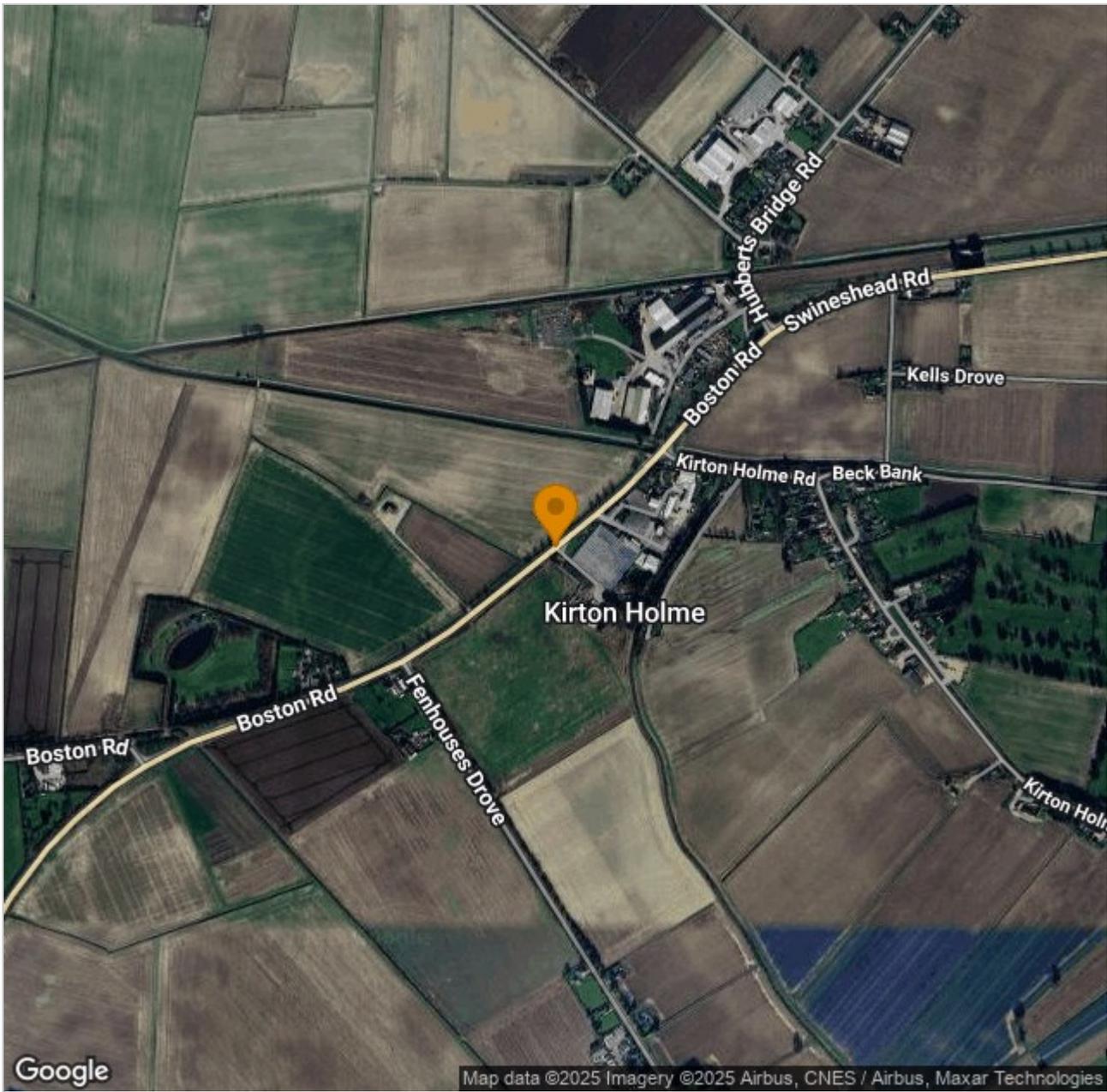
## VIEWING

By arrangement with the Letting Agents, Bruce Mather Ltd. Tel: 01205 365032.

## DIRECTIONS

Proceed out of Boston in a southwesterly direction on the A52 Grantham Road, past Oldrids Downtown, Tesco and B & Q, and the subject unit can be found on the left hand side at Holme Farm, just after the turning into Kirton Holme village.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Pump Square, Boston, PE21 6QW  
Tel: 01205 365032 Email: sales@brucemather.co.uk brucemather.co.uk