

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



## **Cold Store And Yard Holme Farm, Boston Road, Boston, PE20 3NL** **£18,500 Per Annum**

A detached Cold Storage Unit TO LET offering a gross internal area of approx. 1750 sq.ft (163 sq.m) having a further tarmac yard / car park of some 15,850 sq.ft, 0.36 acres, on the outskirts of the village of Kirton Holme, right by the A52 Boston to Grantham Road.



## DESCRIPTION

A steel portal frame Cold Storage Unit with insulated walls and ceiling having a concrete floor, forklift rails, sliding access door, under an open front canopy. The property also benefits from Ceiling Lighting and Cooling fans. Conveniently to the left hand side of the Cold Store, the property comes with a tarmac storage yard / vehicle park, excellent for storage and distribution.

## LANDLORD 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 £18,500 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.

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