

# NHBC 122

122,323 SQ FT ACROSS 4 BUILDINGS ON A 14 ACRE SELF-CONTAINED SITE  
FOR SALE/TO LET


## IMMEDIATELY AVAILABLE

Modern food processing facility, offices and storage

AMBIENT/TEMPERATURE CONTROLLED

New Hammond Beck Road, Wyberton, Lincolnshire PE21 7JD

# NHBC 122



BUILDING	SQ M	SQ FT
(1) Main Production Building (GIA)	8,642	93,025
(2) Resource Centre (NIA)	603	6,488
(3) Chilled Storage Warehouse (GIA)	886	9,538
(4) Small Production Building (GIA)	1,233	13,272
<b>Total</b>	<b>11,364</b>	<b>122,323</b>

1 - Modern fully fitted food processing facility with single storey offices, welfare facilities and service yard. The unit is fully fitted for food production and chilled use. However, the unit is suitable for ambient storage, distribution, or manufacturing.

2 - Resource centre comprising of reception, offices, meeting rooms, canteen and kitchenette.

3 - Fully racked chilled storage warehouse, with 3 dock level loading doors and service yard.

4 - Chilled food production facility with locker room, offices, canteen and kitchenette. The unit benefits from one ground level loading door and associated service yard.

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Service Yard

Main Production Building

Office and Welfare

Access Road

Car Park

## MAIN BUILDING SPECIFICATION

- 3 dock level doors
- 4 level loading doors
- 55m yard depth
- Modern food processing fit out
- Single storey office and welfare
- Excellent power supply
- Secure site with gatehouse
- PV roof panels
- Car park & HGV spaces

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Modern high specification food production fit out in situ throughout, including canteen, locker rooms, development kitchen, processing rooms, food preparation and processing halls. A full inventory of plant and machinery can be provided upon request and is available by separate negotiation.

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## CITIES/TOWNS

Boston	2.7 miles	Leicester	70.3 miles
Spalding	15.6 miles	Nottingham	54.9 miles
Grantham	29 miles	Birmingham	105 miles
Lincoln	34.7 miles	London	118 miles
Peterborough	33.5 miles		

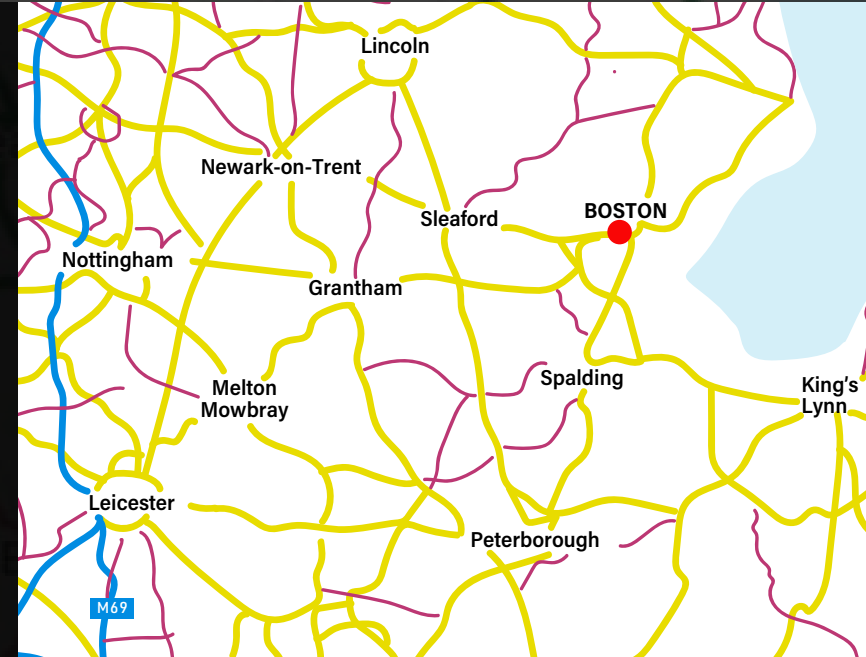
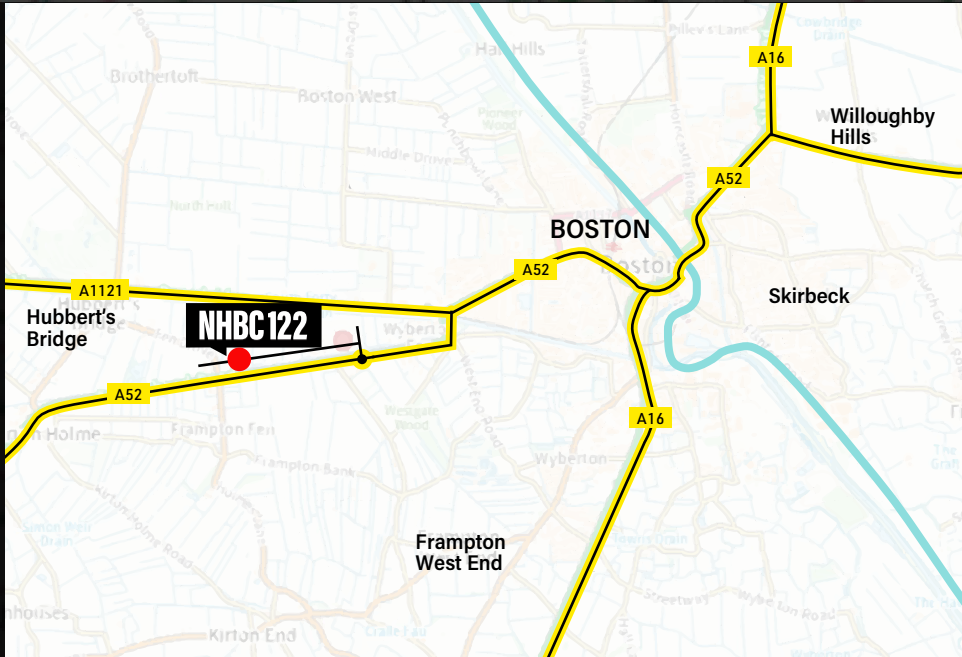
Source: Google Maps

## AIRPORT

East Midlands	63.6 miles
Luton	99.8 miles
Birmingham	102 miles
Manchester	117 miles

## TRAIN

A52	0.8 miles
A16	2.6 miles
A1121	1.2 miles



# NHBC 122

## DEMOGRAPHICS

86% of the UK population are within 4 hours drive time of the property, with 1.4 million people within 45 minutes drive.

78.5% of the surrounding population are economically active, above both the East Midlands and GB average showing strong employment possibilities for continued or alternative uses for the site.

13.3% of the surrounding population are employed in the manufacturing sector, with a further 5.8% employed in the transport and storage sector.

Source: nomisweb.co.uk / Source: Experian

## LOCATION

Boston is the largest town in the wider Borough of Boston in Lincolnshire. The site is located off the A52, circa 2.5 miles from the centre of Boston, and 30 miles from the A1 at Grantham.

The unit is situated in an established location for food production, road haulage and logistics.

# TERMS

The property is available by way of a new full repairing and insuring lease or sale of the long leasehold interest. The property is currently on a lease for a term of 999 years from and including 15 January 2021. The freehold may be available via separate negotiation.

# EPC

- Main Production Building D (87)
- Reception Block C (71)
- Small Production Building D (87)
- Chilled Storage Warehouse C (75)
- Resource Centre C (71)

# PLANNING

The property has existing use consent and is allocated as an Established Employment Site in the Local Plan. Interested parties are advised to make their own enquiries to Boston Borough Council on 012053 314 200.

# ASKING PRICE

For quoting terms or further information please contact the agent. VAT will be payable where applicable.

# SERVICES

We are aware all mains' services are connected to the site. Full details can be provided on request.

# BUSINESS RATES

Rateable Value (2023) - £347,500.

# MHBC122

**Lambert  
Smith  
Hampton**

# CONTACTS

Viewing by appointment.

Peter Edwards  
07354 846001  
pedwards@lsh.co.uk

Andrew France  
07548 706333  
afrance@lsh.co.uk

Richard Meering  
07538 881 997  
rmeering@lsh.co.uk

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Indicative plan