



WAREHOUSE/STORAGE SPACE - FOR SALE OR TO LET

UNIT 2B, LANCASTER BUSINESS PARK, EAST KIRKBY,
SPILSBY PE23 4BU

- Site area approx 0.79 Acres (0.32 Hectares)
- Gross internal area approx. 19,612 sq ft (1,822 sq m)
- Eaves height approximately 8 metres (26 ft).
- Security fenced yard to the front and rear.
- Detached office/staff accommodation.
- Unit 2C available by separate negotiation.

RENT: £60,000 P.A.X. LEASEHOLD

PRICE: £500,000 FREEHOLD

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LOCATION

The property is located on Lancaster Business Park at East Kirkby just off the A155 linking the towns of Spilsby and Coningsby approximately 12 miles to the north of Boston. The A16 trunk road is approximately 2 miles to the east.

DESCRIPTION

Unit 2B is a terraced clear-span Warehouse unit of steel portal frame construction covered with uninsulated metal cladding to the walls and roof. The unit benefits from electric roller shutter doors to the front and rear elevations together with a 3-phase electricity supply, concrete floor and LED Lighting. The property has an eaves height of approximately 8.0m. The site area is approximately 0.79 acres. Externally there is a detached office/staff accommodation building which has been divided to create 2 kitchens, store, 2 offices, WC's and a seating area. The building benefits from air conditioning and double-glazed windows. Unit 2C, which is adjacent to Unit 2B, is available by separate negotiation.

ACCOMMODATION

The property has been measured on a Gross Internal Basis and comprises as follows:

Description	m2	Sq.ft
Warehouse	1,689.4	18,185
Offices	132.6	1,427
Total GIA	1,822	19,612

SERVICES

We understand that the property is connected to mains electricity (3 phase), water and drainage.

We have not carried out any tests on any of the services or appliances present at the property and potential tenants/purchasers should arrange for their own tests to ensure that any services are adequate and in good working order prior to committing to acquire the property.

TOWN AND COUNTRY PLANNING

The property has previously been used as Industrial / Storage & Distribution and as such has an established use now falling under Use Class B2 or B8.

For further information in respect of planning-related matters, prospective purchasers/tenants should contact East Lindsey District Council. Tel: 01507 6011111.

BUSINESS RATES

For further information in respect of Business Rates prospective purchasers/tenants should contact East Lindsey District Council as the Billing Authority. Tel: 01507 6011111.

RENTAL TERMS

£60,000 per annum exclusive of VAT at the appropriate rate.

GUIDE PRICE

£500,000 plus VAT for the Freehold interest.

LEASE TERMS

A new effective full repairing and insuring lease is available for a minimum initial term of 5 years.

EPC

The property has an EPC rating of B47.

VAT

We understand that the property is elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of any sale/letting negotiated.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact the Sole Agents:

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01522 504322
07919 694235
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IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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