



## WAREHOUSE/STORAGE SPACE - FOR SALE OR TO LET

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

- Site area approx 1.72 Acres (0.70 Hectares)
- Gross internal area approx. 30,503 sq ft (2,833.8 sq m)
- Eaves height approximately 8 metres (26 ft).
- Security fenced yard space to front, side and rear.
- Unit 2B available by separate negotiation.

**RENT: £80,000 P.A.X. LEASEHOLD**  
**PRICE: £800,000 FREEHOLD**

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## LOCATION

The property is located on Lacaster 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 2C is a semi-detached clear-span Warehouse unit of steel portal frame construction covered with uninsulated metal cladding to the walls and roof. The unit benefits from a manual roller shutter doors to the front and rear elevations with an electric roller shutter door to one side, together with a 3-phase electricity supply, concrete floor and LED Lighting. The property has an eaves height of 8.0m. Unit 2C occupies a site of approximately 1.72 acres. The adjacent 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	2,833.8	30,503
Total GIA	2,833.8	30,503

## SERVICES

We understand that the property is connected to mains electricity, 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 Warehouse Premises 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

£80,000 per annum exclusive of VAT at the appropriate rate.

## GUIDE PRICE

£800,000 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 or letting negotiated.

## VIEWING AND FURTHER INFORMATION

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

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## IMPORTANT NOTICES

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