

TO LET

HOLLAND ROAD
FARM
COMMERCIAL
UNIT, HOLLAND
ROAD, HORBLING,
SLEAFORD,
LINCOLNSHIRE
NG34 0JD

2,205 - 7,265 sq ft
204.84 - 674.92 sq m

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LOCATION

The property is conveniently situated just off the A52, between the villages of Threethingham and Swaton, providing good access to the surrounding road network.

DESCRIPTION

Holland Road Commercial Building

Industrial Unit available to let as a whole or in three separate units.

The property comprises a steel portal frame former agricultural building, located within a farmyard setting. It is available either as a single unit or can be subdivided into two or three individual units to suit occupier requirements. A shared concrete yard provides ample space for parking and there is a shared access to the buildings. A Landlord refurbishment of the building and division of the building subject to agreement of terms with a tenant and their requirements.

The accommodation benefits from three roller shutter doors, each with associated pedestrian access doors. The unit will be securely fenced to create a self-contained site.

Permitted Hours of Use:
Monday - Friday: 08:00 - 18:00
Saturday: 08:00 - 13:00
Sundays / Bank Holidays: access not permitted

ACCOMMODATION

The accommodation as a whole comprises an overall area floor area of 7,265sqft (675sqm).

The Landlord is open to considering a letting of the unit as a whole or 2/3 units.

The accommodation as a two units comprises:

Unit 1 - an overall floor area of 2,205sqft (205sqm)
Unit 2 an overall floor area of 5,060sqft (470sqm).

The accommodation as a three units comprises:

Unit 1 - an overall floor area of 2,205sqft (205sqm)
Unit 2 - an overall floor area of 2,840sqft (264sqm)
Unit 3 - an overall floor area of 2,220sqft (207sqm)

Name	Size
Total	2,205 - 7,265 sq ft (204.84 - 674.92 sq m)

PLANNING USE

Class B8 (Storage & Distribution)
Class E(g)(iii) (Light industrial processes suitable for a residential area without detriment to amenity)

TERMS

The unit(s) are available by way of a Fully Repairing and Insuring lease with a minimum term of 5 years. The lease(s) will be contracted out of Sections 24-28 of the Landlord and Tenant Act 1954.

RENT

Whole- £29,060 + VAT per annum
Unit 1- £8,820 + VAT per annum
Unit 2- £11,360 + VAT per annum
Unit 3- £8,880 + VAT per annum

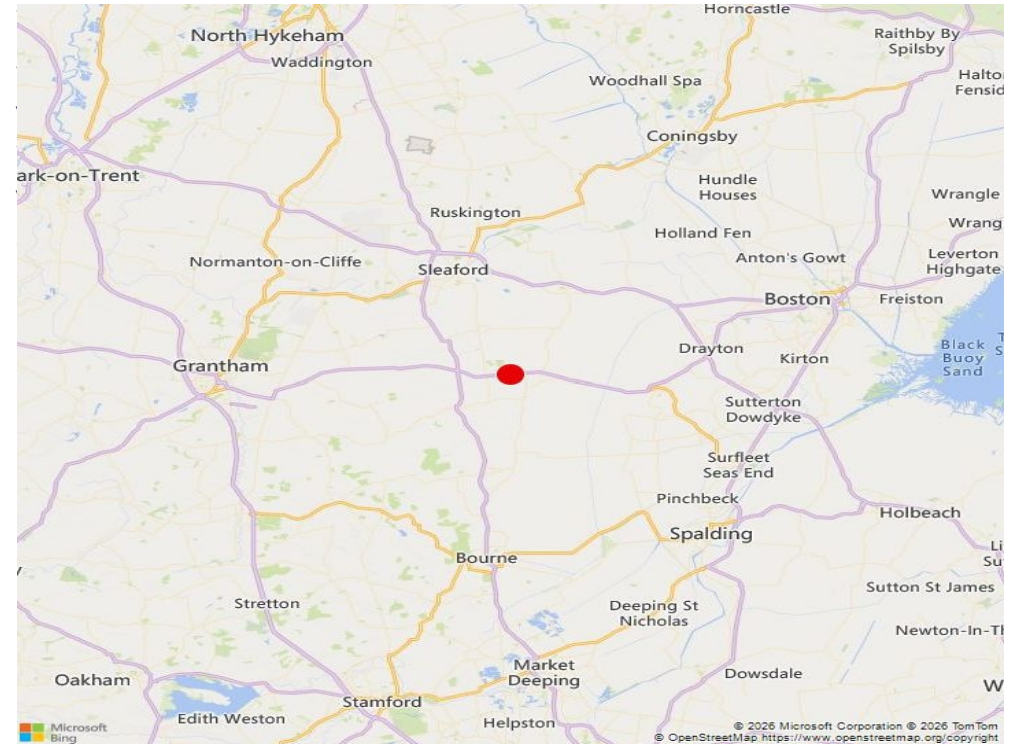
SERVICES/SERVICE CHARGE

Mains electricity

RATEABLE VALUE

The property has not yet been assessed for business rates.

LEGAL COSTS



CONTACT

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IMPORTANT INFORMATION

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