

Industrial and Agricultural Storage Space Well Located Between the A17 and A52 Trunk Roads Between Sleaford and Boston

South View Farm | South Drove | Helpringham | Sleaford | Lincolnshire | NG34 0BP



Industrial Uses Considered Subject to Planning Consent
Available To Let Immediately with No Ingoing Premium
Agricultural Store Accommodation Extends to 382sqm, 4,110sqft
Additional Small Storage Area

To Let Leasehold
£18,000 per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

The site is located on the South Lincolnshire Fens approximately 115 miles to the north of London, 6 miles to the south-east of Sleaford and 10 miles to the west of Boston.

The site has a rural location to the south-east of Helpington on the A52 trunk road to Grantham and the A1 located to the south and the A52 trunk road to the East Midlands and East Anglia located approximately 3 miles to the north.

Description...

The unit is located within secure yard in a rural location with the benefit of a concrete apron.

Unit 2

This is a steel framed agricultural store **21.9m x 17.4m, 382m², 4,110ft²** with an internal eaves height of 6.5m.

To the side of the building is a low extensive store area **Store 13.5m x 3.1m**, ave ceiling height 2.1m and **Compressor Room**.

The unit benefits from roof lights, high impact concrete floor, roller shutter steel door which is approximately 5m high by 8m.

Tenure...

The unit is available by way of new lease on Full Repairing and Insuring terms for a minimum term of 3 years.

Rent will be paid monthly or quarterly in advance with a deposit held by the landlord the equivalent of a quarter of a year's rent paid upfront.

The incoming tenant will be expected to contribute towards the landlord's reasonable legal fees with regards to the preparation of the lease of £750 plus VAT.

Electricity is sub-metered. An estate charge will be levied to cover the cost of maintenance of communal areas and any other utilities, services, please enquire for costs.

A contribution towards the site building insurance will be levied by way of an insurance rent annually to the incumbent tenants.

EPC...

The property has an Energy Performance Asset Rating C64. Full details are available on request.

Viewing...

All viewings to be made via the agent.
Poyntons Consultancy.



Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com

