

Cooked Meat Factory Available To Let / For Sale

Former Food Facility | West End Road | Frampton | Boston | Lincolnshire |
PE20 1RF



42,750sqft Bespoke Production Facility

Secure Site of 1.8 acres, 0.7 hectares

First Storey Extending to Provide Over 3,660sqft of Accommodation

High Spec Production Area with Loading and Good Production Flow Extending to
Provide Another 39,180sqft of Accommodation

Available To Let / For Sale

£85,000pa / £650,000 Subject to Contract

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694
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Location...

The property is located on the South Lincolnshire Fens, between Boston and Spalding to the north of the A16 trunk road.

Boston is located approximately 5 miles to the north, being a large market town with a population of over 68,000 residents with good facilities including a large hospital, port, twice weekly market, good sporting facilities and a strong retail offering.

Spalding is located approximately 10 miles to the south-west of Peterborough, having a population of approximately 30,000 residents and good town facilities.

Peterborough is 35 miles to the south-west and the A1, Lincoln is approximately 35 miles to the north-west, Nottingham is approximately 45 miles to the west on the A52 trunk road.

Accommodation...

The accommodation is arranged to provide Ground Floor Production Space and First Floor Offices

Offices – an entrance way leads to a hall where there is a **Clinical Room** off

L-shaped Reception Wing 5.7m x 4m and 2.5m x 2.4m, 6.1m² and 24m²

Office 1 9.1m x 5.6m, 52.2m²

Office 2 5.7m x 3.8m, 22.1m²

Office 3 5.9m x 3.1m, 18.1m²

Office 5 3.2m x 2.7m, 8.9m²

WCs

Server Room

Ladies WCs

Office 6 Personnel 4.8m x 4.1m, 20.5m²

Break Out Area 10.5m ave x 8.2m, 87m²

Store 3.3m x 4.1m, 13.3m²

Kitchen L-shaped having a modern fitted range of kitchen units 11m x 3.1m, 33.8m² and 4.2m x 2.1m, 9.2m² and 2.6m x 2.4m, 6.2m²

Male Low Care Changing 7.1m x 5.8m, 51.3m²

Men's WCs

Male High Care Changing 7.2m x 3m, 22m²

WCs

Female High Care Changing 4.1m x 2.3m, 9.5m² and 3.1m x 2.5m, 6.4m² and 5.6m x 5m, 28.2m². Having non slip drained floors.

2 Staircases lead down to high care and low care areas via a hallway with handwashing bays, non slip and drained floors throughout, 6 ovens, 3 large ovens

High Care Food Preparation Area 9.1m x 9.1m, 83m²

High Care Food Preparation Area 10.9m x 4.5m, 49m² and 14.2m x 25.7m, 333m²

Wash Down Area 5.2m x 4.1m, 21.3m²

Storage Chilled 7.6m x 10.3m, 79m²

Loading Bay 2 roller shutter doors

Side Loading Bay

Chilled Storage Area 9.6m x 4.1m, 39.6m²

Freezer Storage Area 9.2m x 12.2m

Chilled Store 12.7m x 5.7m, 74m² and 4.9m x 7.5m, 37m² Ceiling height 6.9m

Storage Area Chilled 6.4m x 8.8m, 57m² Ceiling height 4.3m

Storage Area 5.8m x 5.6m, 33.1m²

Storage Area 4.2m x 3.6m, 15.4m² Ceiling height 3m

Personnel Lift

Ancillary Storage Area 9.8m x 7m, 70m² having motorised conveyor system

Chilled Storage Area 7.8m x 13.2m, 103m²

Chilled Storage Area 17m x 5.7m, 99.6m²

Intake Area 8.7m x 3.1m

Chilled Storage Area Conveyor Belts 8.5m x 7.5m, 65m² ceiling height 3.6m

Chilled Storage Area 11.5m x 17.8m, 205m²

Chilled Storage Area 7.2m x 5.5m, 39m²

Second Staircase to First Floor

Storage Area 17.7m x 13.3m, 23.6m²

Tray Washing Area 12.6m x 4.7m, 59.7m²

Chilled Storage 9.7m x 6.9m, 68m²

Chilled Freezer 8.3m x 6.8m, 57.2m²

Mixing Area 6.6m x 5.7m, 38m² 3 Large Ovens

Blast Freezer 8.1m x 2.9m, 23.7m²

Blast Freezer 18.3m x 4.1m, 76.9m²

Chiller 9.4m x 7.5m, 72m²

Total Gross Floor Area: 42,750 sq ft

Tenure...

The property is available by way of a new Full Repairing and Insuring lease at £85,000pax.

The vendors will make no warranty as to the operational condition of the plant and machinery contained within the site.

The lease will be for a minimum term of 5 years with rent paid quarterly in advance and subject to VAT.

The property is also available For Sale Freehold with Vacant Possession at £650,000 subject to contract.

Outgoings...

The property has a Rateable Value of £109,000.

EPC...

The property has an Energy Performance Rating C68.

Viewing...

All viewings are to be made by appointment through the agent.

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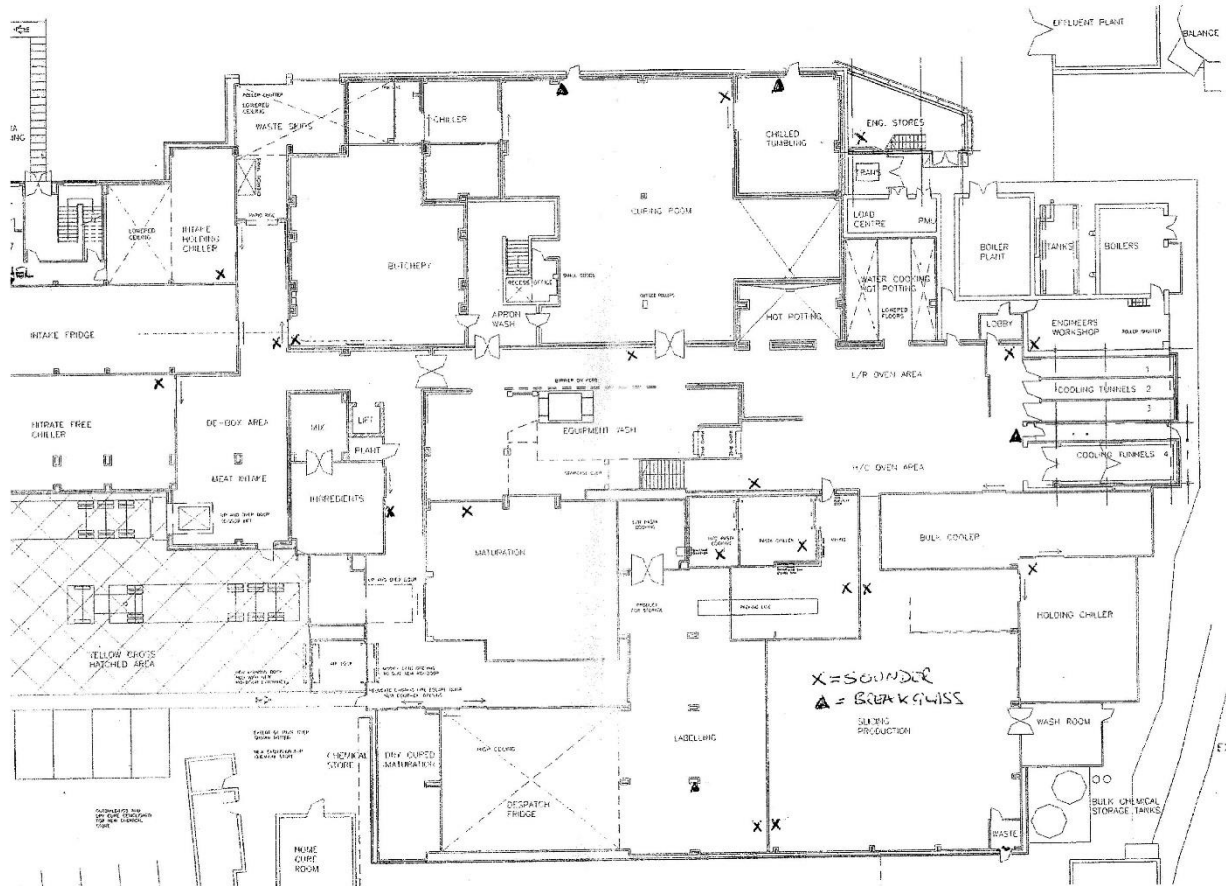
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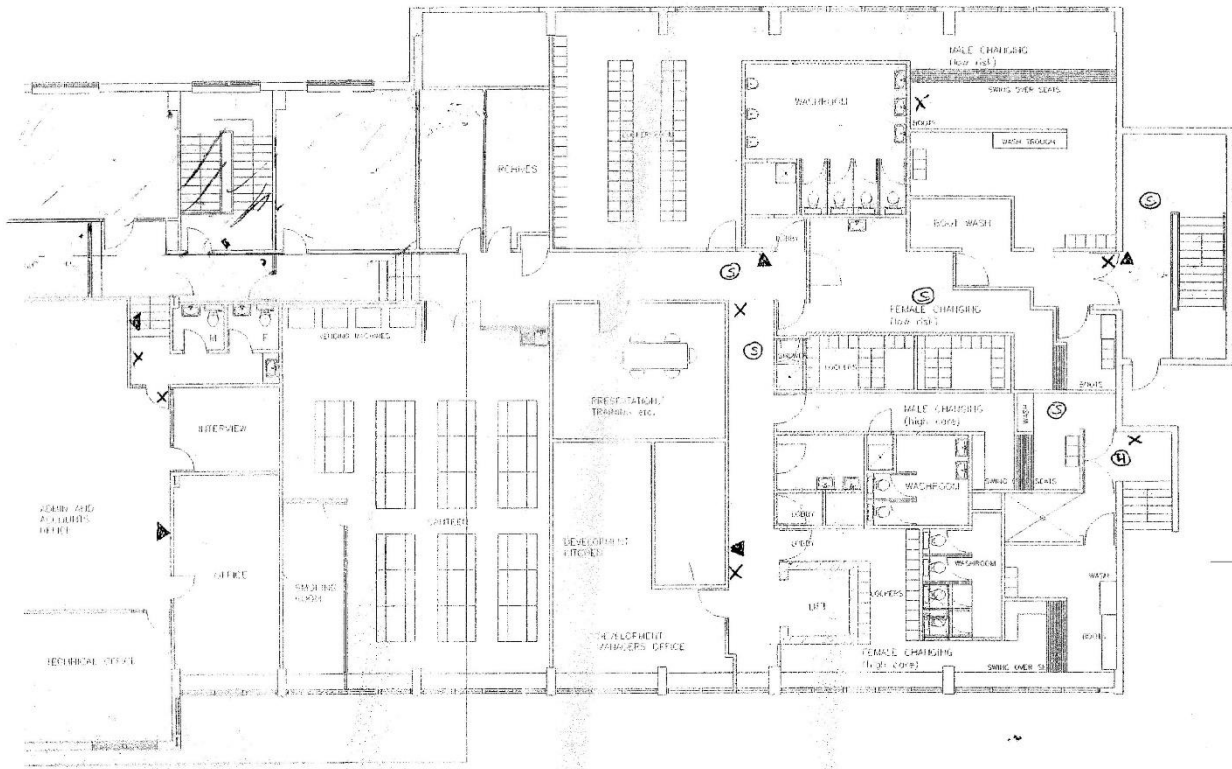
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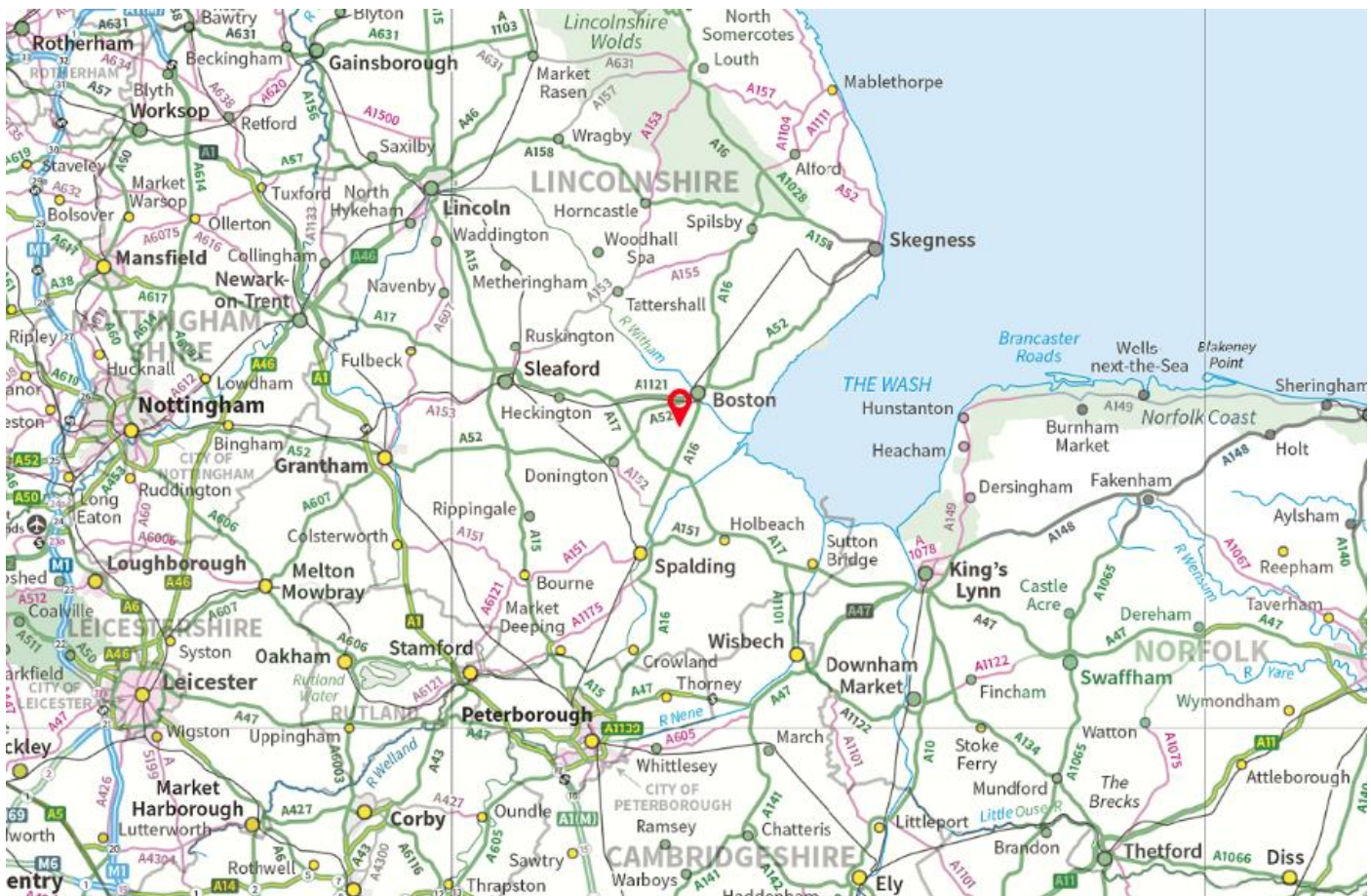
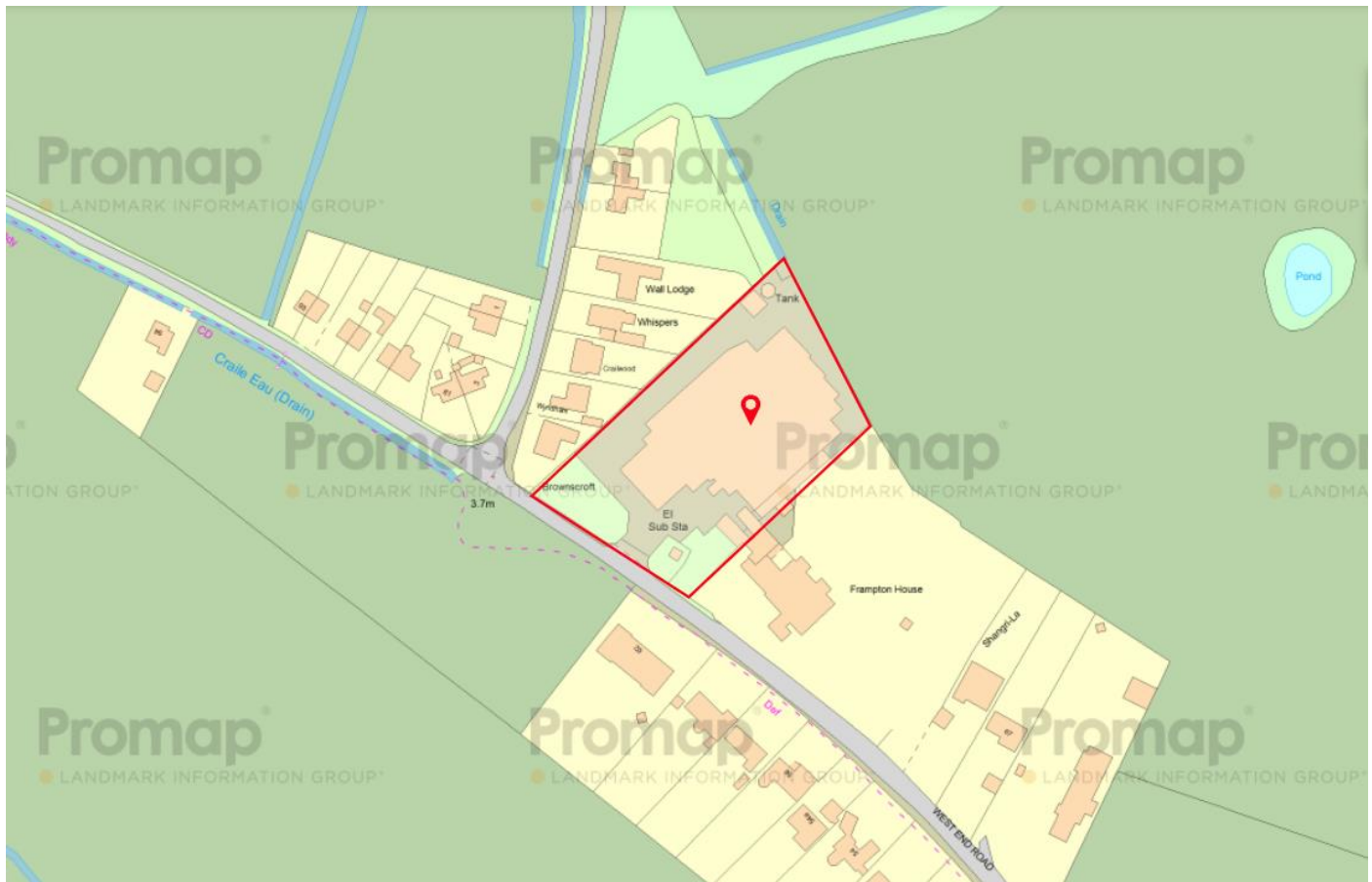


Ground Floor Plan



First Floor Plan





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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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