



Commercial Premises, Manor Road, Kirton, Boston, Lincs, PE20 1PH

Pygott & Crone

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19 Southgate
Sleaford
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- Extensive Warehouse & Office Space
- 1,168 sq m (12,571 sq ft) to 6,119 sq m (65,863 sq ft)

- Extensive Yard Area
- Close Access to A16 & A17

- Available as a Whole or in Parts
- Lease Terms Fully Negotiable

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£28,000 to £158,000 PAX

Location

The site is located to the west of the village of Kirton, lying 4.5 miles (7.3km) south west of the port town of Boston and 11.4 miles (18.3km) north east of the market town of Spalding.

The site is situated close to both the A16 and A17 with easy access to the A52 providing good transport links to Newark-on-Trent, Nottingham, Peterborough and East Anglia.

The Site

The premises comprises a modern detached industrial building of steel portal frame construction with solid concrete floors.

Comprising offices, staff and WC facilities over two floors at the front together with several bays of workshop/storage accommodation.

There are a number of vehicle access doors located to the front and rear.

Externally there is a car parking area to the front.

Accommodation

We calculate that the premise has the following approximate floor areas;

Lot 1	Warehouse	1,005 sq m	10,817 sq ft
	Ground Floor Offices	84 sq m	904 sq ft
	First Floor Offices	79 sq m	850 sq ft
Lot 2	Warehouse	1,129 sq m	12,153 sq ft
	Chill Area	159 sq m	1,711 sq ft
Lot 3	Warehouse	2,117 sq m	22,787 sq ft
Lot 4	Warehouse	1,546 sq m	16,641 sq ft
	Loading	70 sq m	753 sq ft
TOTAL AREA		6,119 sq m	65,863 sq ft



Energy Performance Certificate Rating

The Premises has an EPC rating of (TBC). In the event the premises are leased separately EPC's of the relevant areas will be carried out at the landlord's expense.

Services

We understand that all mains services are available and connected. Please note, the services have not been tested and interested parties are advised to make their own enquires with the relevant utility company.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the lease of any of the property, or any part thereof or any rights attached to it become a chargeable supply for the purposes of VAT, such tax will be payable in addition to the lease amount at the appropriate rate. The landlords have not elected to tax any of the property.



Town and Country Planning

Rates

Details on the Rateable Values can be found at:
<https://www.gov.uk/correct-your-business-rates>

Lease Terms / Tenure

The premises are available to let either as a whole or in part by way of a new Full Repairing & Insuring lease to a term of years to be agreed.

Service Charge

In the event of a letting of part, a service charge will be levied to cover all common part expenditure. Buildings insurance will be charged in addition.

Legal Costs

The ingoing tenant(s) are responsible for both parties proper and reasonable legal costs incurred in documenting the transaction.



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Lot 1 – Warehouse and Offices

£40,000 PAX

- 1,005 sq m (10,817 sq ft) of Warehousing Area
- 163 sq m (1,754 sq ft) of Office Space over two floors

An industrial building totalling 1,168 sq m (12,571 sq ft) comprising offices set over two floors, staff facilities and warehouse space.

The warehousing area of the building totals 1,005 sq m (10,817 sq ft) is divided into two main areas. Access is via roller shutter doors to the front.

The office space is split over two floors and includes a kitchen/canteen area, separate male and female toilet facilities and locker room. The offices extend to approximately 163 sq m (1,754 sq ft).

Concrete hardstanding is provided to the front.



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Lot 2 – Former Packing Warehouse £28,000 PAX

- 1,129 sq m (12,153 sq ft) of Warehousing Area
- 159 sq m (1,711 sq ft) of Chill Area



An open plan industrial building totalling 1,288 sq m (13,867 sq ft) including a chill area of 159 sq m (1,711 sq ft).

Vehicular access is via a roller shutter door to the rear.



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Lot 3 – Warehousing

£40,000 PAX

- 2,177 sq m (22,781 sq ft) of Warehousing Area

An open plan industrial building totalling 2,177 sq m (22,781 sq ft) comprising of 8 interconnecting areas with roller shutters doors to the front onto a concrete hard standing loading/yard area.



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Lot 4 – Warehousing and Loading £50,000 PAX

- 1,546 sq m (16,635 sq ft) of Warehousing Area
- 70 sq m (753 sq ft) of Loading Area



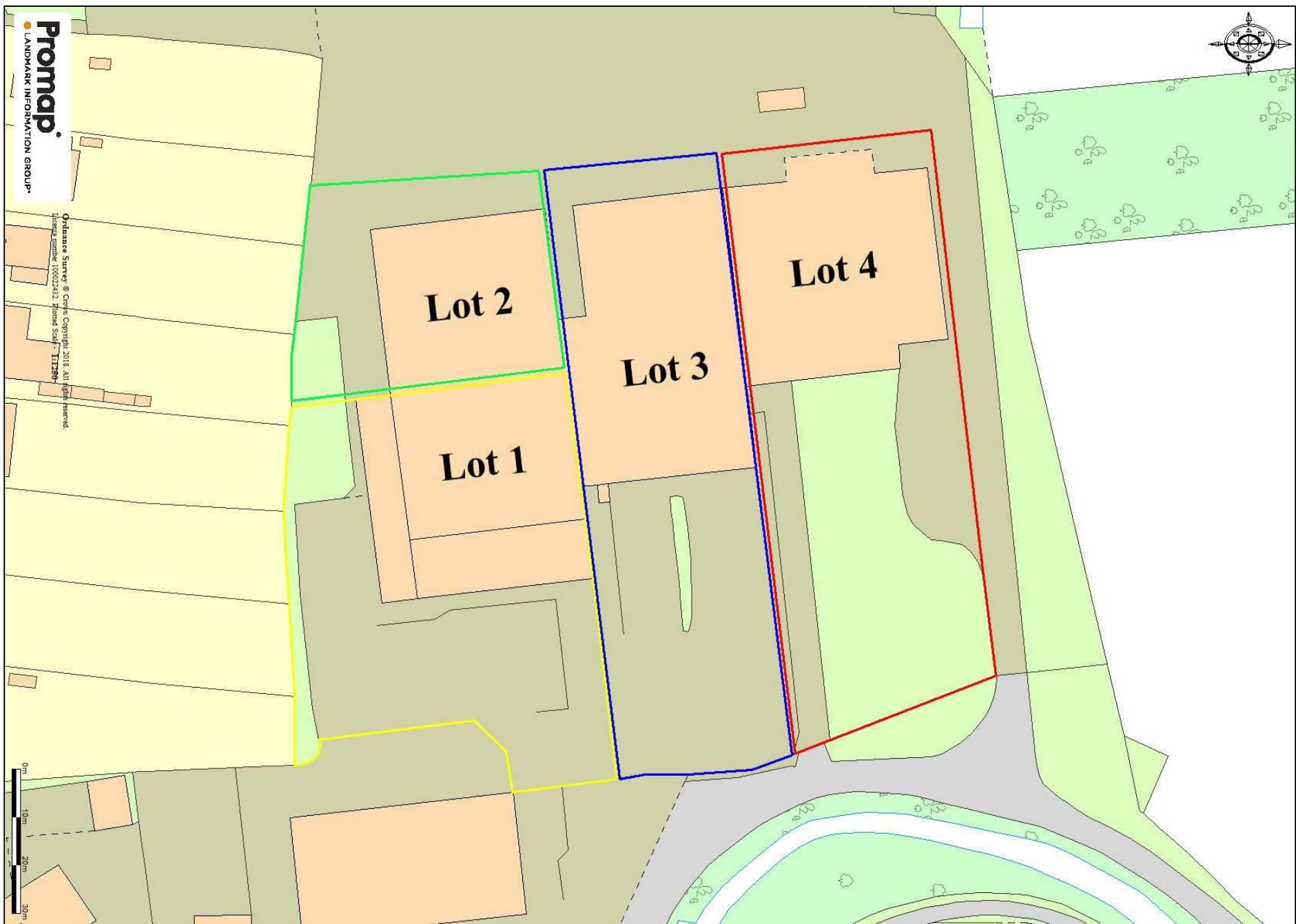
An open plan industrial building totalling 1,616 sq m (17,388 sq ft) of warehousing including a loading area of 70 sq m (753 sq ft)



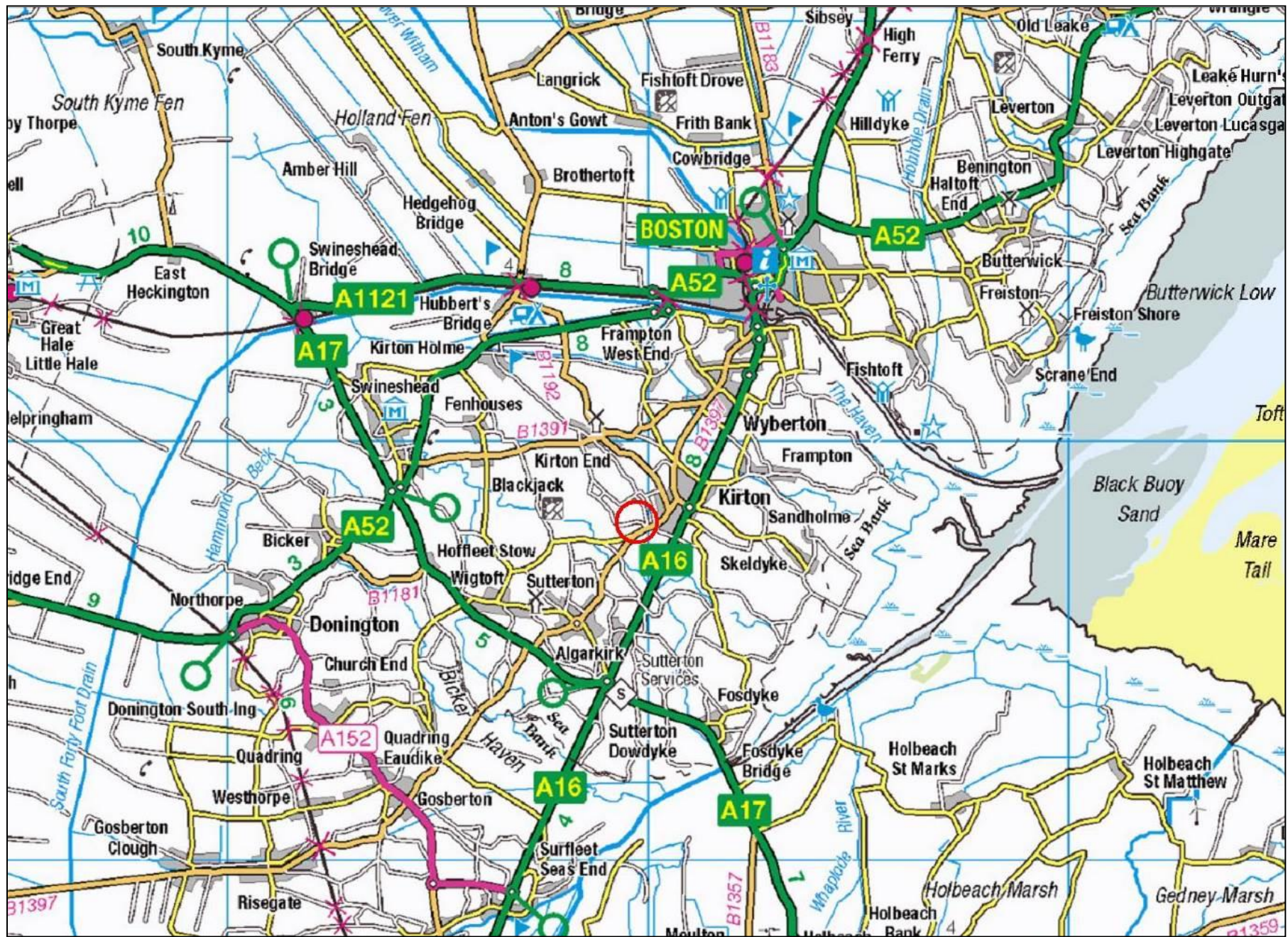
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