

HGV Workshops and Compound Close to the A17 Trunk Road Available To Let

HGV Workshop | Main Road | Wigtoft | Boston | Lincolnshire | PE20 2NX



Available December 2020

Workshops and Offices Extending to Approximately 740sqm, 8,400sqft
Located in a Secure Concrete Compound 0.3 hectares, 0.73 acres

Available To Let Leasehold on New FRI Terms
£27,500 per annum plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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



Location...

The depot is located in the village of Wigtoft which is on the A17 trunk road between the A16 and A52 trunk roads, 8 miles to the south west of Boston, 11 miles to the north east of Spalding and 40 miles to the east of Nottingham.

King's Lynn is approximately 40 miles to the east, Sleaford approximately 13 miles to the north-west and Lincoln 30 miles to the north-west.

Peterborough is approximately 25 miles to the south where the A1 Great North Road connects London to Edinburgh.

The depot is located to the north of the Main Road in the centre of the village close to the junction with Asperton Road.

Description...

The site comprises an HGV repair workshop with secure storage and offices.

The main workshops are interlinked steel framed structures with compressed fibreboard roofs.

Accommodation...

Front Workshop.....110sqm, 1,185sqft
Rear Workshop.....80.8msq, 870sqft
Vehicle Workshop.....406sqm, 4,370sqft
With roller shutter doors.

To the south of the main workshops are offices with reception area, locker room and stores extending to a total of 183sqm, 1,965sqft of accommodation.

A gated entrance beside the customer parking area leads to a secure concrete yard, HGV turning area and secure storage area.



Outgoings...

The property has a Rateable Value of £14,500.



Tenure...

The property is available by way of a new Full Repairing and Insuring lease with no ongoing premium.

Rent will be payable quarterly in advance. The landlord reserves the right to charge the annual insurance rent to the tenant for buildings insurance.

The incoming tenant will be liable for a contribution towards the landlord's reasonable legal fees up to a maximum of £1,000 + VAT with regards to the preparation of the lease.



EPC...

An EPC has been instructed and will be available on request.

VAT...

The landlord reserves the right to charge VAT on any sale or letting.

Viewings...

By arrangement through the agent.

Poyntons Consultancy Ltd

01205 361694 | sales@poyntons.com

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694

www.poyntons.com

sales@poyntons.com





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. Jun 2020.

poyntons consultancy
 PROPERTY MARKETING SPECIALISTS

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

