



## TO LET

HONEYPOT LANE INDUSTRIAL ESTATE, HONEYPOT LANE, COLSTERWORTH, NG33 5LY

**1,129 – 4,516 Sq M (12,150 – 48,600 Sq Ft)**

- Factory/Warehouse Units
- Flexible Terms
- Access to the A1
- Currently 4 Units Available

## Honeypot Lane Industrial Estate, Honeypot Lane, Colsterworth NG33 5LY

### LOCATION

The property, has access to the southbound carriage way of the A1, is situated on the southern side of Honeypot Lane, Colsterworth. It is approximately 7 miles south of Grantham, 12 miles west of Bourne and 15 miles north of Stamford.

### DESCRIPTION

Our client's ownership comprises a 20 acre site providing 18 factory/warehouse units.

The first unit was constructed in 1989 and the latest, which has Welvent environment control, in 1999 by Becksid of Lincoln. 10 units have spray foam insulation and 6 units are refrigerated. The available units have an eaves height of 22ft (6.7m).

There are two transformers on site providing 1,500KVA (100 and 500 respectively). The site is fully drained and there are two weighbridges.

### ACCOMMODATION

There are currently 4 units available, each with an approximate floor area of 1,129 sq m (12,150 sq ft). The units can be refurbished to suit individual requirements.

The available sites are hatched red on the plan attached.

### PLANNING

The existing planning consent is for factory/warehouse use (B2/B8). Interested parties are advised to make their own enquiries direct with the Local Planning Authority.

### RATING

Confirmation of the business rates is available upon request.

### SERVICES

Electricity and mains water are available to the site.

### TENURE

The individual units are available "To Let" on a flexible basis for a term of years to be agreed.

### RENT

Confirmation of the rent is available upon request.

### VAT

The position as regards to VAT is reserved at all times.

### LEGAL COSTS

The ingoing tenant shall be responsible for the landlord's reasonable legal costs together with any stamp duty, land tax or VAT thereon.

### VIEWING

Strictly by appointment only through:-  
**William Rose**

Email : [wrose@savills.com](mailto:wrose@savills.com)

Tel : 01733 201391



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Figures quoted in these particulars may be subject to VAT in addition.

Compiled: January 2016

