



Unit 1 Lancaster Business Park, East Kirkby, Lincolnshire, PE23 4BU

Price on Application

- Industrial Uses
- Subject To Consents
- Approx 30,000Sqft
- Minimum 3 Year Lease
- Ext Concrete Hard standing
- Add. Units May Be Avail
- Suitable Variety Of Uses
- Total In Excess 10,000Sqm

Former Hangar located on part of the former RAF East Kirkby base suitable for industrial uses and bulk storage and other uses subject to the necessary consents being obtained. The property extends to approximately 2788sqm / 30,000sqft GIA plus extensive external concrete yard area. Available to let by way of a new 3 year FRI lease, with further terms negotiable. Further space and offices may be available by separate negotiation.

Pygott & Crone

T.08452702473
E.commercial@pygott-crone.com
24 Wide Bargate, Boston, PE21 6RX
www.pygott-crone.com

DRAFT DETAILS - PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

DESCRIPTION - The property forms part of the former RAF East Kirkby base, constructed as a bomber base as part of the war effort in 1943. 57 & 630 squadrons operated Lancaster bombers from the airfield in the latter part of the war. This is commemorated today by the Lincolnshire Aviation Heritage Centre, located immediately adjacent to the subject property. The subject property forms one of three linked clear-span steel framed buildings.

There is extensive concrete / tarmac hard standing surrounding the buildings which may be available in conjunction with the buildings or via separate negotiation.

UNIT 1 - The unit extends to approximately 2788sqm / 30,000sqft having roller shutter access door with inset personal door to the front gable end.

LEASE TERMS - The property is available to let by way of a minimum 3 year lease with rent reviews at 3 year intervals.

The lease will be excluded from Part II of the Landlord & Tenant Act 1954, regarding Security of Tenure. The tenant will not only be responsible for the rent but also for a service charge calculated at £2,000 per unit per annum increasing by 2.5% per annum.

The rent will be payable quarterly in advance.

VAT - We are advised by the landlord that VAT will be charged on the rent passing at the prevailing rate.

LEGAL FEES - In the usual manner, the ingoing tenant will be responsible for the landlord's reasonable legal fees with regards to the preparation of the lease, up to a maximum of £1000 + VAT.

PERMITTED USE - We understand from our client that the property has permitted use for industrial storage & distribution (B1 & B8). However, prospective tenants are advised to consult with the local planning authority to satisfy themselves in this respect.

RATEABLE VALUE - The property is currently assessed as part of a whole site. The tenants will be responsible for meeting their own business rates and a proportion may be charged prior to separate assessment by the relevant authority.

LOCAL AUTHORITY - East Lindsey District Council

Tedder Hall
Manby Park
Louth

Telephone: 01507 601111

REFERENCES - As a matter of company policy the ingoing tenant may be requested to provide bank and / or credit references, together with any existing landlord / trade references.

MONEY LAUNDERING - The Money Laundering Regulations 2003 has been extended to include estate agency work with the definition of relevant business. Estate agency is as defined in the Estate Agents Act 1979. Auctioneers and estate agents will have to put certain anti-money laundering procedures into place. Failure to do so will be a criminal offence that carries a penalty of a maximum of two years imprisonment, or a fine or both.

You will be required to provide proof of identity and address before any transaction will proceed.



Misrepresentation Act.

Pygott & Crone for themselves and for the vendors of this property whose agents they are give notice that:- The particulars are set out as a general outline, for the guidance of the intending purchasers and do not constitute part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Pygott & Crone has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Pygott & Crone, nor into any contract on behalf of the vendor. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold, let or withdrawn.

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