

INDUSTRIAL UNIT

TO LET



Unit 10, Holmes Court, Horncastle  
LN9 6AS

#1234622/2025K

Eddisons

# UNIT 10, HOLMES COURT

HORNCASTLE, LN9 6AS



Agreement

To Let



Detail

Industrial Unit



Rent

£4,000 pax



Size

47 sq m (506 sq ft)



Location

Horncastle, LN9 6AS



Property ID

#1234622/2025K

**For Viewing & All Other Enquiries Please Contact:**



**WILL NUTTALL**

**MSc  
Surveyor**

[will.nuttall@eddisons.com](mailto:will.nuttall@eddisons.com)

07842 218527

01522 544515

## Property

---

The property shown is a compact single storey light industrial unit with brick elevations and double metal loading doors to the front. The exterior includes a paved forecourt with marked access areas and car parking.

Inside, the unit offers an open plan workshop or storage area with a solid concrete floor. The space benefits from good overhead lighting and translucent roof panels. There is a small kitchenette with fitted cupboards and a stainless steel sink, as well as a self-contained WC accessed through an internal door. Wall mounted utilities and a suspended heater are present, but untested.

## Accommodation

---

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Total GIA	47	506

## Energy Performance Certificate

---

Rating: E113

## Services

---

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

---

We understand that the property has consent for E(g) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

---

**Charging Authority:** East Lindsey District Council  
**Description:** Warehouse and Premises  
**Rateable Value:** £2,550

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

---

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

---

**£4,000 per annum exclusive**

## Maintenance Charge

---

A maintenance charge of £475 + VAT will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

---

VAT may be charged in addition to the rent at the prevailing rate.

## Legal Costs

---

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

---

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

---

Holmes Way in Horncastle is a well-established commercial and industrial location offering a mix of warehouse, light industrial and office accommodation. Positioned on the popular Boston Road Industrial Estate, it provides excellent access to the A153 and A158, linking easily to Lincoln, Boston, Skegness and the wider Lincolnshire region.

Set within the historic market town of Horncastle, renowned for its independent shops, antiques scene and proximity to the Lincolnshire Wolds, Holmes Way combines practical functionality with a pleasant, well-serviced local environment. The location supports a diverse tenant base, making it attractive for both businesses seeking operational space and investors looking for a strong regional asset with proven demand.





Google Maps

