



Manor Farm, West Firsby, Market Rasen  
LN8 2DL

#10559/2025L

Eddisons

# MANOR FARM

WEST FIRSBY, MARKET RASEN, LN8 2DL



Agreement

To Let



Detail

Agricultural Storage Barns



Rent

£107,572 pax



Size

2,497 sq m (26,893 sq ft)



Location

Market Rasen, LN8 2DL



Property ID

#10559/2025L

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



**JASPER NILSSON**

MSc

Surveyor

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## Property

The properties comprise storage buildings located to the north of Lincoln. The units benefit from an insulated clad roof and powder coated floors. They have electricity connected and use of shared staff/wc facilities on site. The units are of steel portal frame construction with internal foam insulation and air circulation.

Externally, the units will have communal use of loading, circulation and parking facilities.

The units are for agricultural use only.

## 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>
F1	582	6,268
F2	1,067	11,486
F3	285	3,072
F4	563	6,067
<b>Total</b>	<b>2,497</b>	<b>26,893</b>

## Energy Performance Certificate

Since the premises is used for Agricultural Use only, an EPC is not required.

## Services

We understand that mains 3 phase electricity is available and connected to the property. This has 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 uses falling within Class B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

## Rates

Since the premises is used for Agricultural Use only, business rates are not applicable.

## Tenure

The units are available **To Let** by way of new Full Repairing and Insuring leases, for a term to be agreed.

## Rent

**F1 - £25,072 per annum exclusive**

**F2 - £45,944 per annum exclusive**

**F3 - £12,288 per annum exclusive**

**F4 - £24,268 per annum exclusive**

**Total - £107,572 per annum exclusive**

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

VAT will 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.

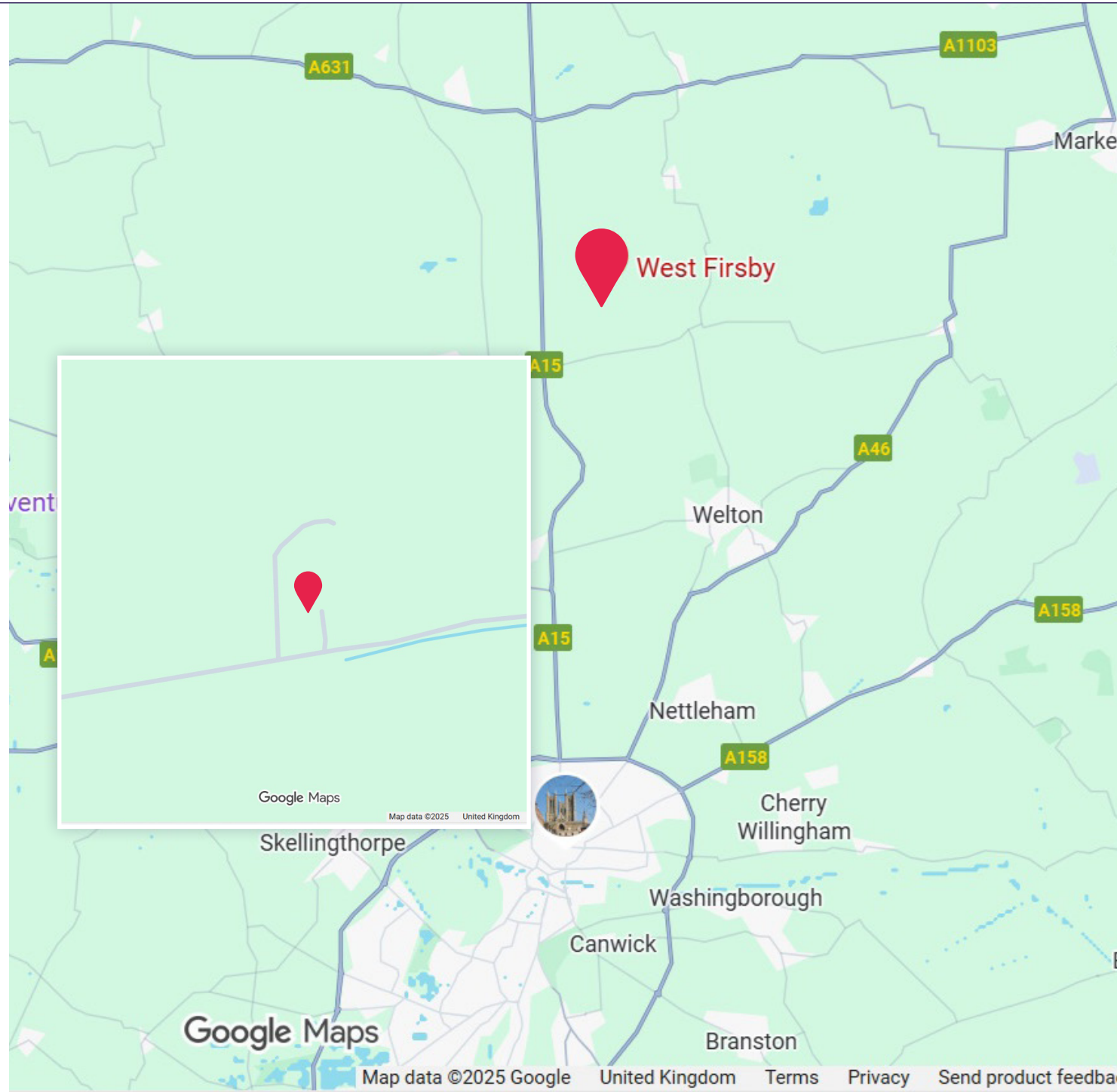
## Anti-Money Laundering

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

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The properties are situated 10 miles north of Lincoln, at West Firsby just off the A15. This provides quick access to Lincoln, Gainsborough and the Humber ports.





Google Maps

