



INDUSTRIAL /STORAGE UNITS

UNITS 15 & 16 HOLBEACH BUSINESS PARK, HEATHER ROAD, SKEGNESS PE25 3SR

- Modern Industrial/Storage Units.
- GIA approx 3,281 sq. ft (305 sq. m).
- 3 phase electricity supply, 2 roller shutter doors, lighting, concrete floor and WC.
- New effective full repairing and insuring lease available.
- Well located on an established business park off the A52.

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£16,500 P.A.X. LEASEHOLD | 305 M2 (3,281 FT2)

Lincoln

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BROWN & CO

LOCATION

Skegness is a busy coastal Town located on the East Coast of Lincolnshire which attracts approximately 4 million tourists each year. The Town is approximately 43 miles East of Lincoln and 22 miles North East of Boston.

The subject property is located on Heather Road within an established Business Park just off the A52. Near by occupiers include Bush Tyres, Travis Perkins and B&Q.

DESCRIPTION

Units 15&16 comprise a pair of modern Industrial Units of steel portal frame construction covered with insulated sheet cladding and insulated clad pitched roof with translucent panels providing natural light. Internally, the Units provide an open-plan Workshop with WC facilities, strip lighting, 2 roller shutter doors and concrete floor. The Units benefit from allocated parking on site.

ACCOMMODATION

Units 15&16 comprise as follows and have been measured on a gross internal area basis:

Description	Sq.ft	Sq.m
Warehouse/Storage Unit	3,281	304.8
Total GIA	3,281	304.8

SERVICES

We understand that the property benefits from connection to mains electricity with (3 phase supply), drainage and water. We have not carried out any tests on any of the services or appliances within the property and prospective tenants are advised to arrange for their own tests to ensure that the services and utilities are in good working order prior to making a commitment to take a new lease in respect of the property.

TOWN AND COUNTRY PLANNING

Units 15&16 have previously been used for Industrial/Storage purposes and therefore has an established use now covered by Use Class E of The Use Classes Order 2020.

Interested parties should make their own enquiries of East Lindsey District Council Tel: 01507 601111 to ensure that their proposed use of the property is acceptable to the Local Planning Authority.

BUSINESS RATES

Having carried out an online search via The Valuation Office Agency website, we believe that Units 15&16 Holbeach Business Park are assessed under the 2026 Rating List as a Warehouse & Premises with a Rateable Value of £15,000.

We would recommend that prospective tenants contact East Lindsey District Council to ascertain the level of Business Rates payable in respect of the property and the potential for claiming exemption for part or all of the liability. Tel: 01507 601111.

SERVICE CHARGE

The tenants are to pay a fair proportion of the costs associated with maintaining the communal external areas within Holbeach Business Park. Further details and a copy of the service charge budget are available upon request.

LEASE TERMS

The property is available by way of a new effective full repairing and insuring lease for a term to be negotiated.

RENTAL TERMS

Units 15&16 are available at a rent of £16,500 exclusive of VAT at the appropriate rate.

EPC
TBC

VAT

We understand that VAT will be charged on the rent.

LEGAL COSTS

Each party will be responsible for their own legal costs in respect of preparing any new lease negotiated.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Brown & Co	William Gaunt
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IMPORTANT NOTICES

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