

Warehouse & Yard

For Sale



Washway Road, Fleet
Holbreach PE12 8LT



Washway Road

Fleet, Holbeach, Lincolnshire PE12 8LT



Agreement

For Sale



Detail

Warehouse & Yard



Price

£325,000



Size

755 sq m (8,129 sq ft)



Location

Holbeach PE12 8LT



Property ID

801.1225838

For Viewing & All Other Enquiries Please Contact:



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Graduate Surveyor

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Property

The property comprises an updated office and light industrial unit with good sized secure fenced and gated yard, until recently used as a contractors office and yard.

The original front building is of brick and block construction under an insulated pitched metal sheet clad roof on trusses. It has UPVC windows, a roller shutter loading door and separate pedestrian entrance. Internally the building has been divided to provide a number of office areas, staff kitchen / canteen and WC facilities as well as a storage / warehouse area. There is a further small office in the roof space accessed via an internal staircase.

To the rear a further warehouse was added in 2018/19. This is of steel frame construction clad in insulated metal profile sheets with a pitched roof also clad in insulated metal profile sheets. It has an eaves height of 3.5m, three electrically operated loading doors and associated pedestrian doors.

There is LED lighting throughout the property and office areas have an air source heat pump central heating system via wall mounted radiators. In addition there is air conditioning to some areas. There is parking to the front of the offices and to the rear and side of the property a further large gravel surfaced parking / yard

Accommodation

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

Area	m ²	ft ²
Total GIA	775.20	8,129

Services

We understand that mains water, electricity and drainage supplies are available 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 light industrial use within Class E(g) (iii) 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: South Holland Council
Description: Workshop and Premises
Rateable value: £13,200
UBR: 0.432
Period: 2026-2027

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.

Energy Performance Certificate

Rating: C (64).

A copy of the certificate is available upon request.

Tenure

The property is available **For Sale** with Vacant Possession on completion.

Price

£325,000 for the freehold interest

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

In accordance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide ID documentation and pass AML checks prior to solicitors being instructed.

Location

The property is located in a very prominent roadside position fronting the northern side of the A17, north-east of Holbeach town centre.

The A17 is a busy trunk road connecting Spalding and the A15 to the West and King's Lynn and the A47 to the East.





