

Warehouse

To Let



Holmes Way, Horncastle
LN9 6JR
#1229571/2026G



Holmes Way

Horncastle, LN9 6JR



Agreement

To Let



Detail

Warehouse



Rent

£86,150 pax



Size

1,601 sq m (17,229 sq ft)



Location

Horncastle, LN9 6JR



Property ID

#1229571/2026G

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a single storey open plan warehouse unit with lined corrugated sheet clad elevations and a similarly clad roof.

The unit has a solid concrete floor, overhead lighting, 6 metres to the haunch, access to a vehicular access loading door/corridor and staff/WC facilities.

There are shared loading, circulation and parking facilities on site.

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 ²	ft ²
Total GIA	1,601	17,229

Energy Performance Certificate

Rating: C

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. There are PV panels on the roof. Details available on request. 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 await confirmation from the Local Planning Authority but the existing use appears to fall under Class B8 (Storage & Distribution) 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: To be separately assessed

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

£86,150 per annum exclusive

Maintenance Charge

A maintenance charge 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

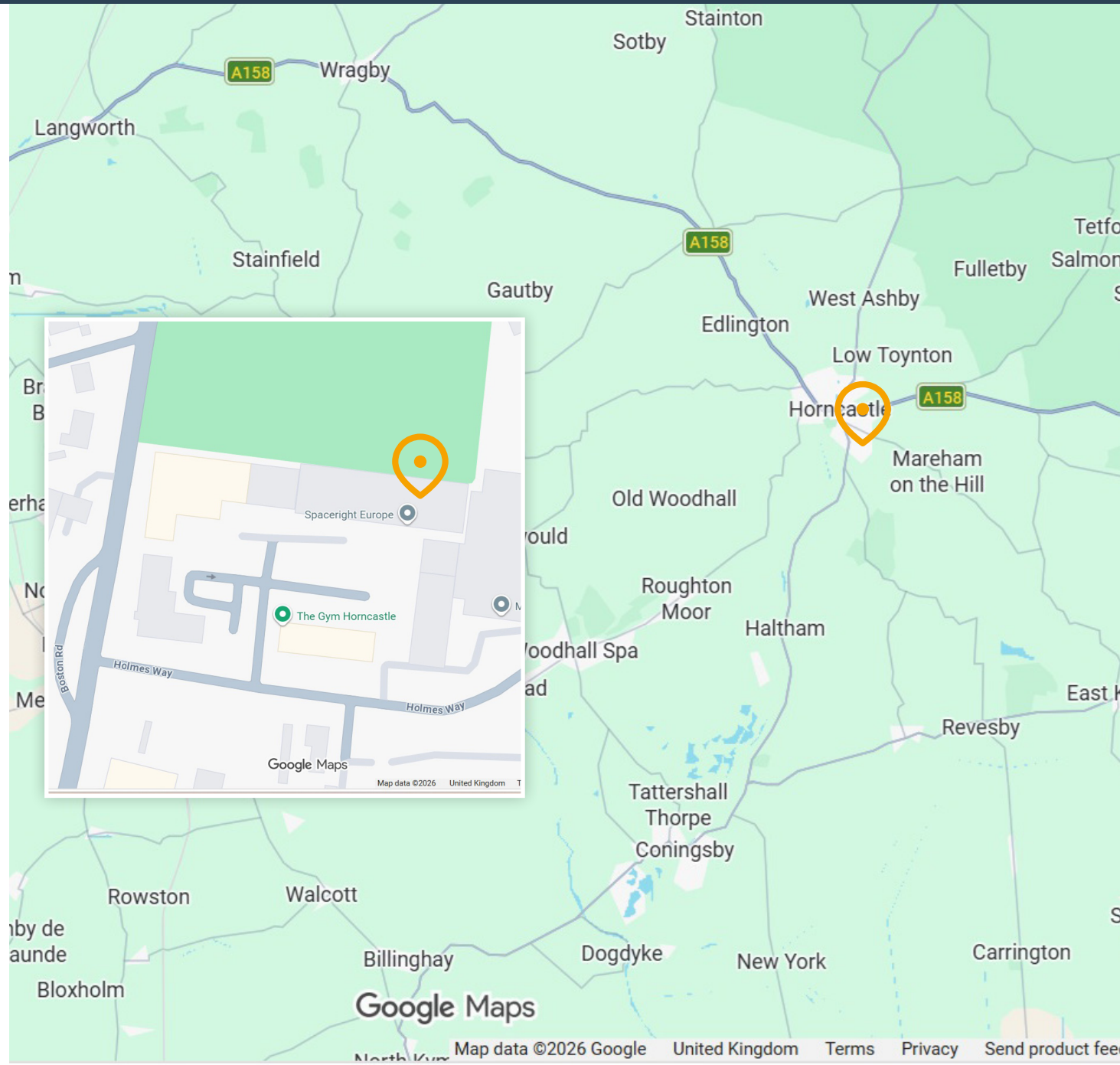
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Holmes Way 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 and antiques scene, the property has proximity to the Lincolnshire Wolds.

The established surrounding industrial estate has notable occupiers including Polypipe and Chandlers Farm Equipment.





Google Maps

