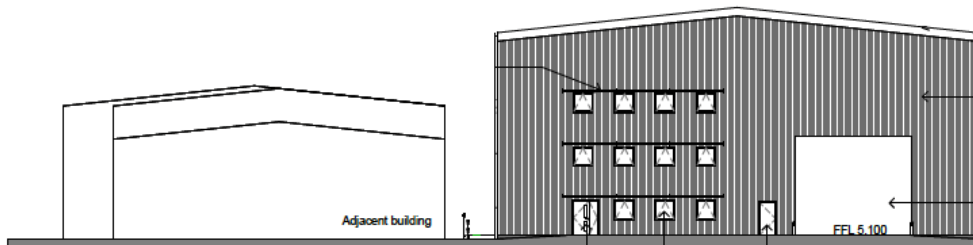
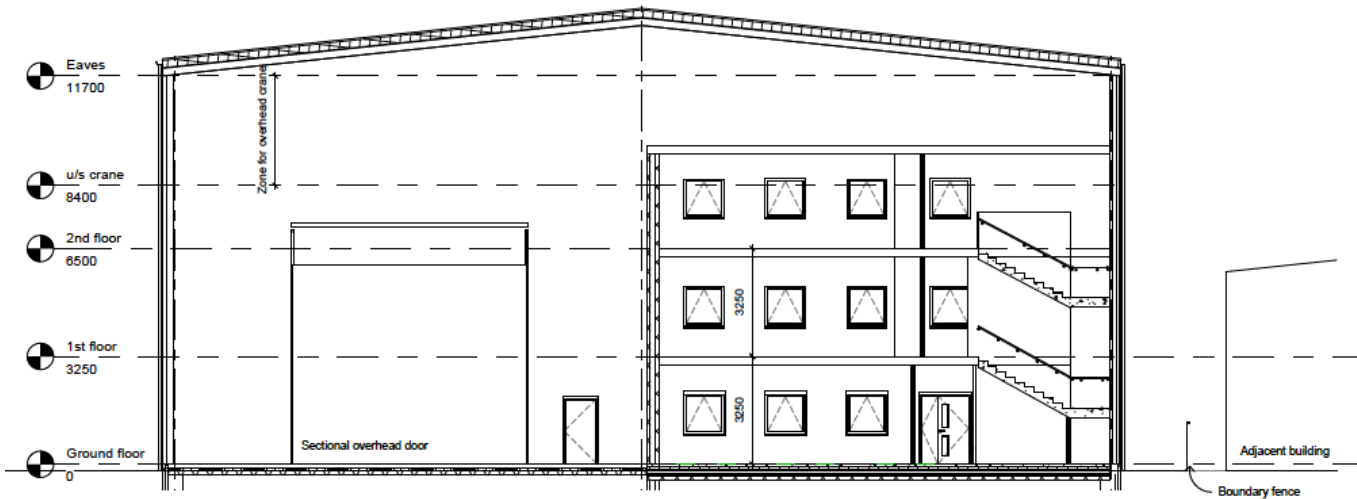


New Warehouse Building to be Completed 2026 with 8m Eaves Height

Warehouse Off Roman Bank | Cherry Holt Road | Bourne | Lincolnshire | PE10 9LA



New Warehouse Building on a Site of Around Half an Acre
Extending to Provide 1,347sqm, 14,500sqft of Accommodation
Planning Consent Granted March 2024, Completion Estimated to be March 2026
Expressions of Interest Invited for a New Full Repairing and Insuring Lease

Available To Let Leasehold on FRI Terms - 2026
From £95,000 plus VAT per Annum Subject to Contract

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PROPERTY MARKETING SPECIALISTS

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sales@poyntons.com



Location...

The sought-after town of Bourne is located approximately 15 miles from the A1 trunk road, 15 miles north of Peterborough in the County of Lincolnshire.

It is estimated to have a population of approximately 15,000 residents and is known for its Roman history.

The site is located approximately 500m to the west of the A15 trunk road connecting Peterborough with Lincoln, off Cherry Holt Road known as the A151.

Roman Bank extends north from Cherry Holt Road with access to the site being located on the righthand side of the site.

Description...

The building will comprise a steel frame structure with 8 x 6m bays with an internal eaves height of 8m.

Main access will be from the southern elevation where a roller shutter door will lead to the open plan area. It is intended that the building be suitable for warehouse or production use.

The property is located within a secure yard. Additional storage space is available by negotiation.

Tenure...

The property is available by way of a new Full Repairing and Insuring lease for a term of 10 years on standard commercial terms with a rent review every 5 years.

The landlord reserves the right to charge an annual insurance charge.

The incoming tenant will be responsible for the landlord's reasonable legal fees with regards to the lease preparation costs.

It is proposed that an agreement for leases entered into subject to various works being finalised and approved.

Outgoings...

The tenant will be responsible for all utilities and rates at the new property which is intended to be completed at the end of 2026.

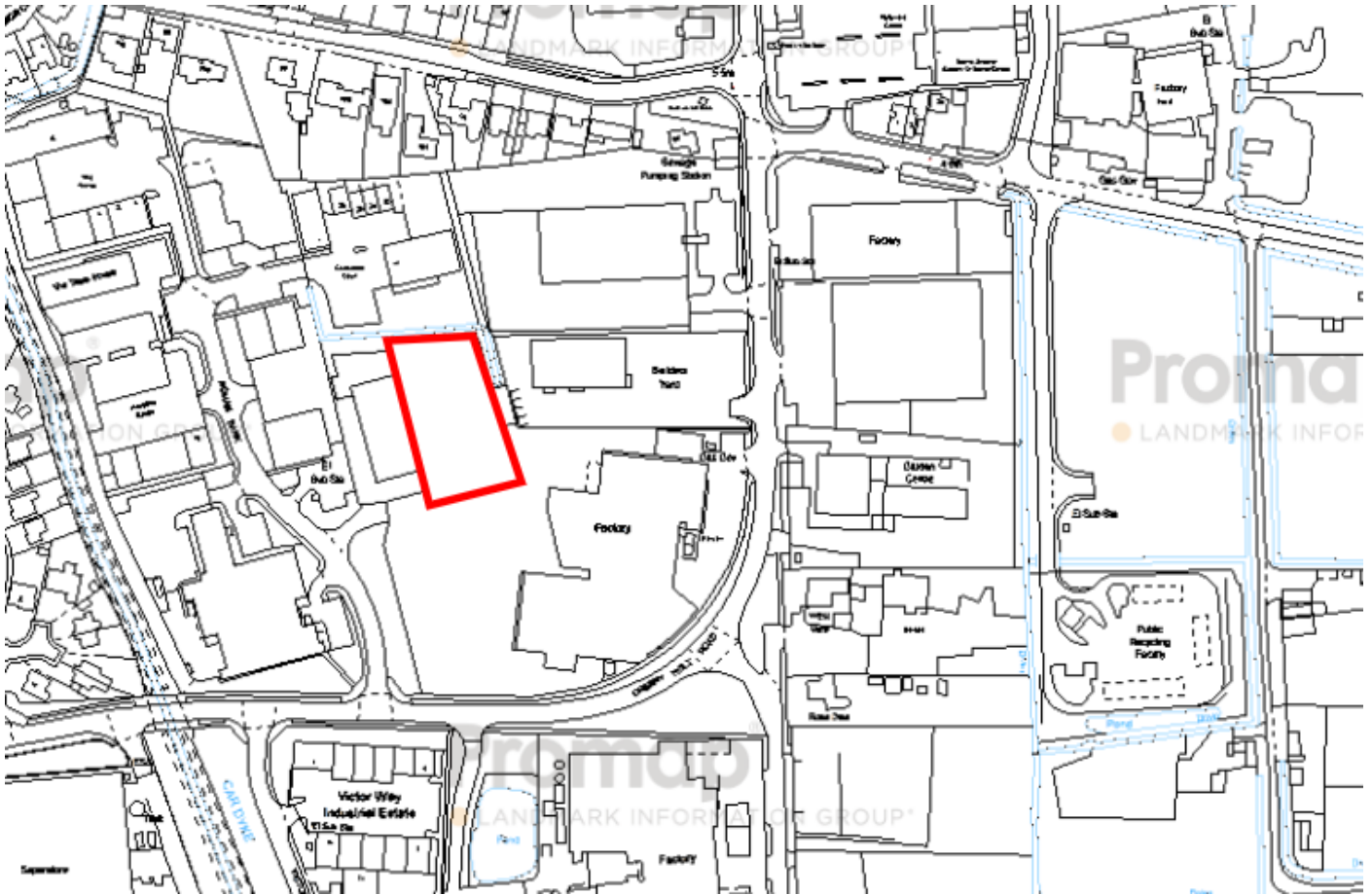
EPC...

Energy Performance Certification will be available on completion.

Viewing...

All viewings are to be made by appointment through the agent.

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