

WOOD MOORE

Shed 3 Rowston Field Farm, Fen Road, Lincoln, LN4 3NG

To Let | 5,090 to 10,184 sq ft

Detached agricultural/storage unit extending to 10,184 sq ft (946.1 sq m)

woodmoore.co.uk

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Summary

- Rent: £35,000 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Contact & Viewings



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Description

The property comprises a substantial detached agricultural/storage building extending to approximately 10,184 sq ft (946.1 sq m), offering versatile accommodation suitable for a range of agricultural, storage and complementary commercial uses.

Constructed with heavy-duty precast concrete wall panels surmounted by profile metal cladding, the building benefits from an high clear internal eaves of 8.4m, providing excellent capacity for high-bay storage, machinery, vehicles or agricultural uses. Access is via two large electrically operated roller shutter doors, each measuring approximately 4.9m in width and 6.8m in height, allowing easy access for HGVs and agricultural equipment.

The unit is served by a three-phase electricity supply, which will be sub-metered, and occupies a secure position within an established farmyard, accessed via a gated entrance from a private driveway. Externally, the property benefits from ample circulation and turning space together with access to an on-site weighbridge.

The unit is available for immediate occupation and consideration may be given to splitting the accommodation to suit occupier requirements, subject to agreement.

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be placed. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.



Location

Rowston Field Farm occupies a rural yet accessible position off Fen Road, close to the village of Digby in the heart of Lincolnshire. The property benefits from convenient access to the surrounding agricultural area and is well placed for connections to the wider road network, with Lincoln approximately 14 miles to the north-west, Sleaford around 8 miles to the south and the A15 providing straightforward access to the A17, A1 and the wider East Midlands.

The property forms part of an active agricultural holding, making it particularly well suited to occupiers seeking agricultural or complementary rural business premises in a secure and established farm environment.

Terms

The Property is available by way of a new effective FRI lease which will be excluded from the provisions of the Landlord and Tenant Act 1954 (Part II) with regards to security of tenure.

The Landlord reserves the right to charge a deposit where required.

Services

Electric including 3 phase is available and will be sub-metered. Water is within close proximity and a direct feed can be installed.

VAT

The property is opted to tax, and therefore, VAT will be charged where required, including in addition to the rent.