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UNIT 1 - High Bay Warehouse

The Lancaster Business Park, East Kirby, Boston,
Lincolnshire, PE23 4BU

FOR SALE BY PUBLIC AUCTION ON 27TH FEBRUARY 2020

Bulk Storage Facility located on former RAF Base

- Standalone Warehouse Unit
- Workshop, Offices & Weighbridge Available by Separate negotiation
- Extensive external storage & Parking Areas
- High Bay Warehouse
- Newly over-clad Roof
- Painted Floor

2,787 sq m (30,000 sq ft) excluding ancillary accommodation



Location

The Property is located at East Kirkby on the A155 linking the towns of Spilsby and Coningsby approximately 12 miles to the north of Boston. The A16 trunk road is intersected approximately 2 miles to the east.

Description

The Property forms part of the former RAF East Kirkby, constructed as a bomber base as part of the war effort in 1943. 57 and 630 Squadrons operated Lancaster bombers from the airfield in the latter part of the War. This is commemorated today by the Lincolnshire Aviation Heritage Centre, immediately next door, which regularly taxis one of the few remaining Lancaster bombers on the adjoining runway.

The Property comprises a detached clear-span steel framed warehouse. Unit 1 has undergone extensive internal and external refurbishment, with an over-clad roof and painted floor.

The unit has a roller shutter door to the front and a loading door to the rear of the building.

An extensive concrete/tarmac hard standing area to both front and rear elevations.

The unit is available separately, in parts or as a whole. A breakdown of the available units is detailed below. This includes a weighbridge and offices areas. Each unit benefits from an individual metered 3 phase electricity supply and private drainage.

Accommodation

The following areas are given on a gross internal area basis:-

Description	Sq m	Sq ft	Guide Price
Unit 1	2,787	30,000	£540,000
Unit 2a	2,787	30,000	£480,000
Unit 2b	1,858	20,000	£320,000
Unit 2c	2,787	30,000	£480,000
Rear Workshop	94	1,010	£25,000
Offices & Weighbridge	104	1,120	£50,000
Office 2	156	1,680	£30,000
New Build Workshop, Site, Footi	929	10,000	£200,000
Telecoms Mast	-	-	£25,000

(All measurements are appropriate)

A hard standing apron of approximately 100m x 30m (front) and 100m x 40m (rear) surrounds the buildings.

Outgoings

Unit 1 currently has no rating assessment

Units 2a,2b&2c have a combined rateable value of £122,000.

Terms

The Property is for sale as a whole or in parts as outlined in the table above, with preference given to units being sold with appropriate office areas. All interested parties are advised to make contact with the selling agents. Vacant possession will be made available.

Planning / Expansion

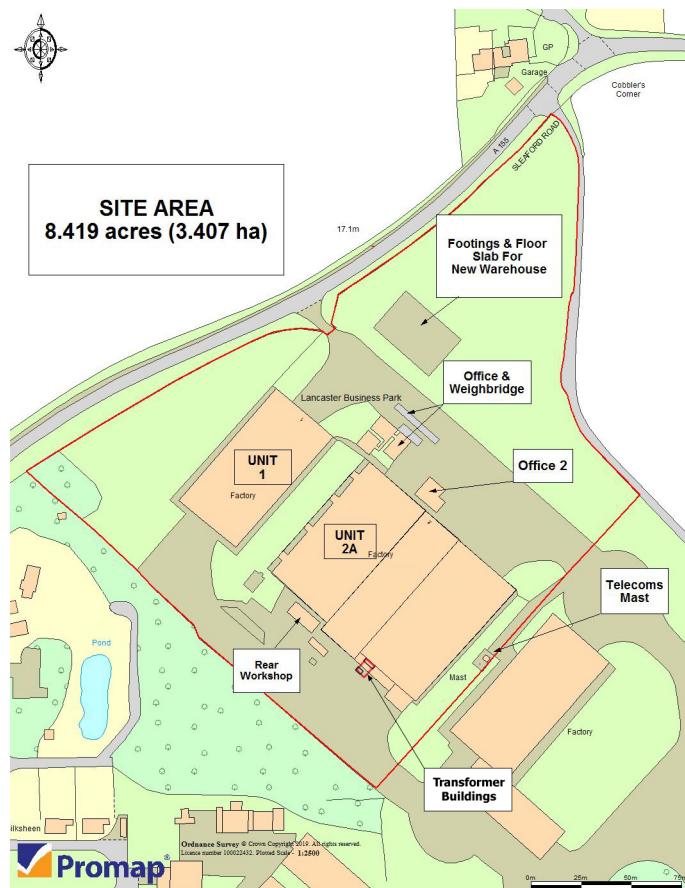
Planning consent has been approved by East Lindsey District Council (ref. S/046/02065/08 and S/046/03198/08) for the erection of a new warehouse approximately 10,000 ft² on surplus land of approximately 3 acres. The steel work for this development is also available should there be interest.

VAT

All quoted rentals and prices are exclusive of VAT and the Landlord reserves the right to charge VAT on the rentals if VAT becomes applicable to the Property.

Legal Costs

Each party will be responsible for their own legal costs.



Viewing & Further Information

Strictly by appointment through joint agents:-

Brown & Co
Castle Link
33 North Bar Street,
Banbury
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