

Units for Let at Poplar Farm, Austendyke Road, Weston Hills, Spalding PE12 6BZ

- Single storey former agricultural buildings
- Large concrete yard area with access direct from the B1165
- Close to the A16 Spalding bypass and the A17 trunk road
- 24/7 HD multi-camera security system (inc. ANPR)
- Available Immediately

Available Units – As of 20th January 2025

Unit	Size (sq/m)	Size (sq/ft)	Guide Price (£sq/ft)	Total (£/pa)	Availability
1	436	4,700	N/A	N/A	LET
2	520	5,600	N/A	N/A	LET
3	385	4,150	N/A	N/A	LET
4	393	4,230	N/A	N/A	LET
5 & 6	690	7,430	N/A	N/A	LET
7	327	3,520	£4.50	£15,840	AVAILABLE MAY 26
8	214	2,310	N/A	N/A	LET
8A	214	2,310	N/A	N/A	LET
9	989	10,650	N/A	N/A	LET
10	214	2,310	N/A	N/A	LET
11	214	2,310	N/A	N/A	LET
12	214	2,310	N/A	N/A	LET
12A	214	2,310	N/A	N/A	LET

Location

The units are situated at Poplar Farm, Austendyke Road, Weston Hills, Spalding PE12 6BZ which is approximately 3 miles from the A16 Spalding Bypass Road and approximately 5 miles from the A17 bypass at Holbeach, both of which give good access to regional and national road networks.

What3words Address

<https://w3w.co/winner.smuggled.trespass>

Access

The entrance and exit to the site is via the main access point with the B1165 (Austendyke Road).

Services

Each unit has an EICR compliant 3 phase and single phase electricity supply with an individual meter, along with a water supply. Water usage is included within the rent. Each unit has its own toilet and basin block, and an internal office.

Planning consent granted

Planning for commercial uses was granted in 2019 and permits Classes (B1c, B2 and B8) industrial processes, general industrial and storage or distribution which includes open air storage. For specific questions regarding planning, please contact the office.

Lease Terms

Term	The units are available for flexible periods, with a preference for longer term arrangements being agreed.
Agreement	The units will be let on Landlord & Tenant 1954 Act agreements with security of tenure excluded under s.24-s.28 of the Act.
Rent	See guide rents above. Rent to be paid by standing order in equal monthly instalments in advance on the rent days. The rent day being 1 st of each month. For longer lease periods the rent will be reviewed on a 3-year basis.
VAT	VAT on the rent may be charged depending on the unit and the tenants use.
Outgoings	The Tenant will be responsible for the electrical use/rates arising from their occupation of the property.
Business Rates	The Tenant will be responsible for business rates as relevant arising from their occupation the property.
Building Insurance	The Landlord will insure the units. The Tenant will reimburse the Landlord for the cost of the building insurance in respect of each unit.
Maintenance	The Tenant will be responsible for ensuring the property is kept in good and tenable repair throughout the term of the Lease. The Tenant will ensure that at no point during the lease term, the accessway through the site becomes blocked with vehicles or any other Tenant belongings.
Deposit	The Landlord will require a security deposit of 3 months rent to be paid at the commencement of the Lease, which will be in addition to the first months rent.
Use	The use of the units will be subject to the Landlords approval and the planning permission granted.
Car Parking	Each unit will benefit from an agreed number of car parking spaces.
Yard Areas	The use of external areas is potentially available subject to agreeing terms and locations.
Sub-letting	Tenants will not be permitted to sub-let, assign or share any part of the property.
Tenants Contribution to costs	Prospective Tenants will be responsible for £750 (plus VAT) of the Landlords cost in agreeing and implementing an agreement.
Financial Information	The Landlord will require access to financial information to support the Tenants application for a lease of a property on the site, and where relevant may require a Guarantor.

Viewings are to be arranged by prior appointment. If there are details you would like to discuss that have not been outlined in these particulars, please contact Sam Booth at Hub Rural Ltd.

T: 07849 911084 or 01406 404102

E: sam@hubrural.co.uk

Important Notices

Hub Rural Ltd for themselves and for the Lessors of this Property gives notice that:

These particulars are intended to give a fair and accurate general outline only for the guidance of intending Lessees and they do not constitute an offer or contract or any part of an offer or contract.

All descriptions, dimensions, references to condition and other items in these particulars are given as a guide only and no responsibility is assumed by Hub Rural Ltd for the accuracy of individual items. Intending Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only.

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All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated.

These particulars were prepared in August 2025.

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