Units for Let at Double Roof Yard, High Road, Moulton, Spalding PE12 6NT

- Single storey former agricultural buildings
- Large concrete yard area with access direct from the A151
- Gated and secure
- Close to the A16 Spalding bypass and the A17
- Available Immediately

Available Units

Unit	Size (sq/m)	Size (sq/ft)	Guide Price (£sq/ft)	Total (£/pa)	Availability
1	509	5478	£4.50	£24,600	AVAILABLE MID SEP
2	107	1153	£4.50	£5,200	LET
3	195	2094	£4.50	£9,400	LET
4	799	8596	£4.50	£38,700	LET
5	403	4332	£4.50	£19,500	LET
6	120	1258	£4.50	£5,660	LET
7a	261	2807	£4.50	£12,600	LET
7b	261	2807	£4.50	£12,600	AVAILABLE
8	69	738	£7.00	£5,200	LET

Location

The units are situated at Double Roof Yard, High Road, Moulton, Spalding PE12 6NT which is approximately 4 miles from the A16 Spalding Bypass Road and approximately 3 miles from the A17 bypass at Holbeach, both of which give good access to regional and national road networks.

Access

Access to the site is via the main entrance point with A151 (High Road). The site operates a one-way system with the exit from the site via Hockney Hole Lane.

Services

Each unit except for Unit 6 has an EICR compliant electricity supply with an individual meter. All except for unit 6 has both a single and three phase electricity supply.

Planning consent granted

Planning for commercial uses was granted in [2023] and permits Class B8 Storage or Distribution which includes open air storage. It also consents Class E usage which is defined as uses which can be carried out in a residential area without detriment to its amenity; specifically industrial processes (E(g)(iii)). For specific questions regarding planning please contact the office.

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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 quarterly instalments in advance on the rent days. Those days being - 25th March, 24th June, 29th September, 25th December. For longer lease periods the rent will be reviewed on a 3-year basis.
VAT	VAT on the rent will be charged.
Outgoings	The Tenant will be responsible for all outgoings at the units to include electricity, water, and any other outgoings arising from their occupation.
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 and the shared facilities. 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 tenantable repair throughout the term of the Lease. The Tenant will ensure 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.
Service Charge	The tenants will be required to pay a service charge of £250 per annum, per unit, which will be subject to review on an annual basis, to cover the cost of: 1. Maintaining and cleaning the shared facilities 2. Maintaining the accessways throughout the site.
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

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

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These particulars are intended to be printed on A4 paper, portrait orientation. If you would like us to send you a printed copy, please contact the office.

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