

INDUSTRIAL

## TO LET

POSTLAND WAREHOUSE,  
POSTLAND ROAD,  
CROWLAND, PETERBOROUGH,  
LINCOLNSHIRE  
PE6 0JB

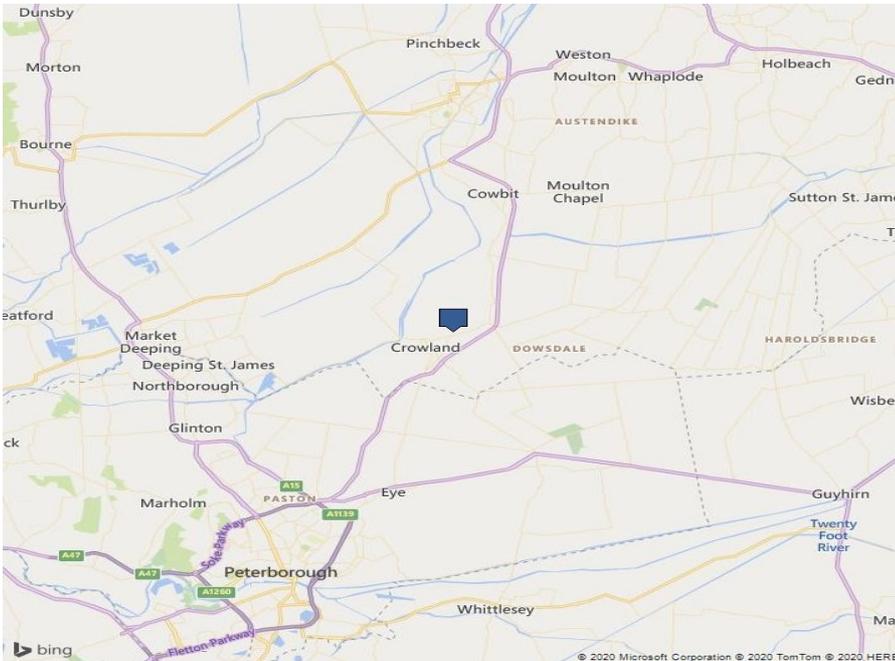
**56,000** sq ft  
**5,202.4** sq m

- Economical warehouse space
- Open plan space
- Large rear and front yard
- Available now

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**Carter Jonas**



## LOCATION

The Property is in the town of Crowland which is situated between Peterborough and Spalding. Peterborough is approximately 10 miles south which is accessed via the A16. Peterborough is strategically located adjacent to the A1 and provides excellent access to the North and South of the UK. The A1 interlinks with the A14 which provides access to ports such as Felixstowe, Harwich and Lowestoft.

## DESCRIPTION

The Property is an open plan industrial building formerly used as a garden centre. Alongside the warehouse space there are separate storage / office rooms to the front. The accommodation could be suitable for number of users due to the open plan layout and generous yard. The Property benefits from its own private road and security gates which is accessed off the B1166.

Minimum eaves height - 4 meters  
Maximum eaves height -7 meters

There is an extensive yard measuring 3 acres which surrounds the building and includes dedicated car parking.

## PLANNING USE

We understand the property has planning for B2 and B8 (Storage / Distribution). Please contact the Local Planning Authority for more detail.

## TERMS

The property is available by way of a new effective full repairing and

insuring lease on terms to be agreed.

## RENT/PRICE

£225,000 per annum exclusive.

## ACCOMMODATION

56,000 sq ft / 5,202.4 sq m.

## ADDITIONAL NOTES

Rateable value: £218,000 (20/21)  
Estimate rates payable: £111,616 (20/21)

Interested parties are to contact the Local Authority for further information.

## EPC

The property has an EPC rating of C (58). Full report available on request.

## LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

## VAT

We understand that VAT is payable on the rent.

## VIEWING

Strictly by appointment with agents.

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. January 2021

## CONTACT

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