

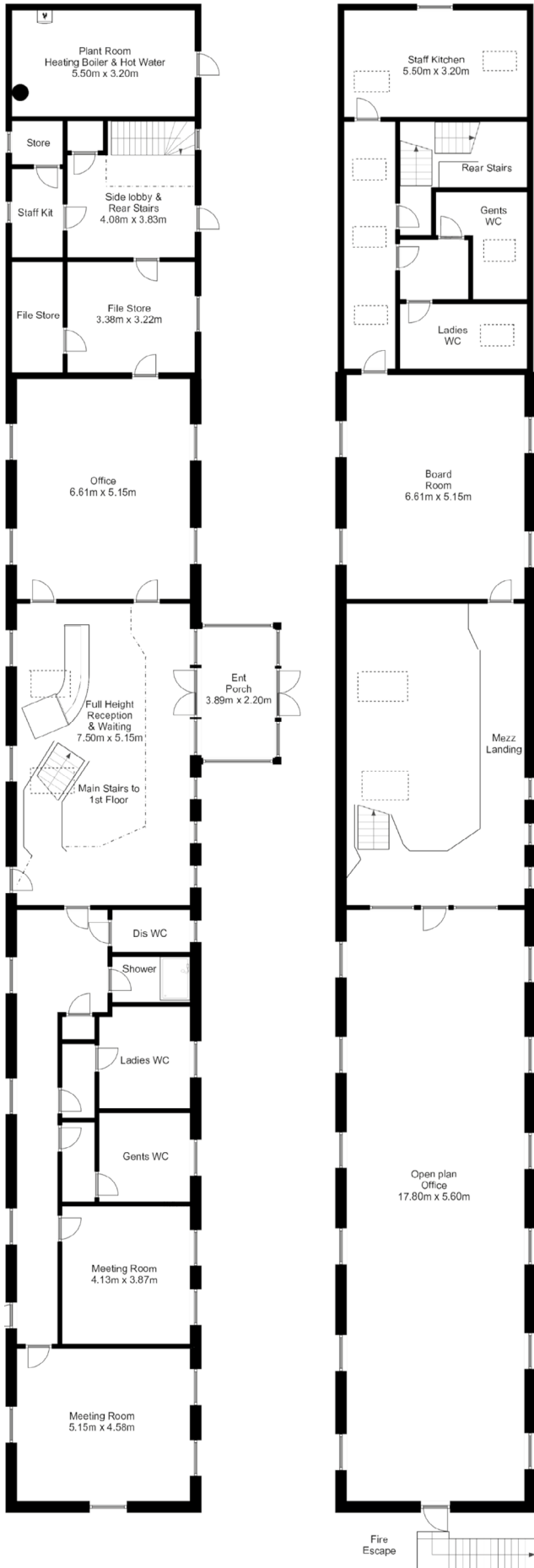


Rural office complex  
Manor Farm, Holbeach Hurn,  
Spalding, PE12 8LR

**To let** on flexible terms

413 Sq/m [4,445 sq/ft] approx.  
Over two floors

Fleet Offices  
Manor Farm  
Holbeach Hurn  
Boston  
PE12 8LR



**Ground Floor**

**First Floor**

**Location**

Manor Farm, Holbeach Hurn  
Spalding, Lincs, PE12 9LR

[raft.really.swoop](http://raft.really.swoop)

**2**  
Floors

**Converted Barn**

See Floor Plan



413 sq/m 4,445 sq/ft Area [approx.]

186 sq/m 2,001 sq/ft Expansion Area  
*Available by separate negotiation*

**Details**

**25+**

Parking Spaces:  
**overflow**

**100+**

Broadband:  
**mbps [fibre]**

EPC:	<b>C 69</b>
Heating:	<b>Oil</b>
Air Conditioning:	<b>Yes</b>
Water Supply:	<b>Mains</b>
Foul Drainage:	<b>Private</b>
Cat5/6 Networked:	<b>Yes</b>

**Business Rates**

**2023 Revaluation**

Tenant's responsibility to verify and pay:

**Rateable Value - £17,525**

**Agreement Terms**



Contracted out <b>To be agreed</b>	Guide Rent <b>£40,000 pa</b>	Rent Review <b>3 yearly</b>
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**Repairs**

<b>Building</b>	→	Landlord's Responsibility
<b>Internal</b>	→	Tenant's Responsibility

Outgoings:	<b>Tenant's Responsibility</b>
VAT on Rent:	<b>Not Chargeable</b>
Insurance:	<b>Landlord Insures &amp; Recharges</b>
Agreement cost contribution:	<b>£1,500 + VAT</b>
Rent Deposit:	<b>To be Agreed</b>
Service Charge:	<b>To be Agreed</b>

Viewing:

Strictly by appointment with  
**Hub Rural Ltd**

For more information email  
**Hugh [hugh@hubrural.co.uk](mailto:hugh@hubrural.co.uk)**  
or call us on **01406 370035**



**Access Drive**



**Entrance Lobby**



**Reception**



**Reception Office**



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

# Contact us

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