

Cost effective warehouse/production space with large self contained yard and parking

1,460m²
(15,712ft²)

- Self contained warehouse/production unit
- 2 full height roller shutter doors
- 7.6 metre eaves at the highest point down to 4.9 metres
- Lighting throughout
- Large secure rear yard – approximately 0.95 acres
- 24 hour on-site security/24 hour access
- Direct private access to A1
- Available from October 2025



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

The property is set just off the A1 at Long Bennington and directly accessed from the A1 by a private road but also with additional access from Normanton Lane.

The site offers 24 hour manned security and 24 hour access with terrific access to the national road network.

Description

This building provides cost effective warehouse/ potential production space benefiting from car park to the front and large self contained rear yard. The specification for the property includes:

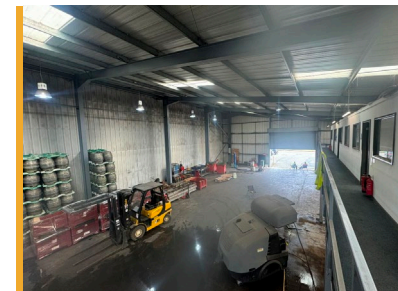
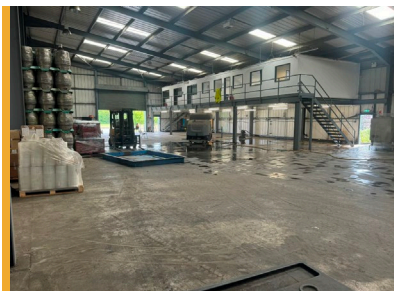
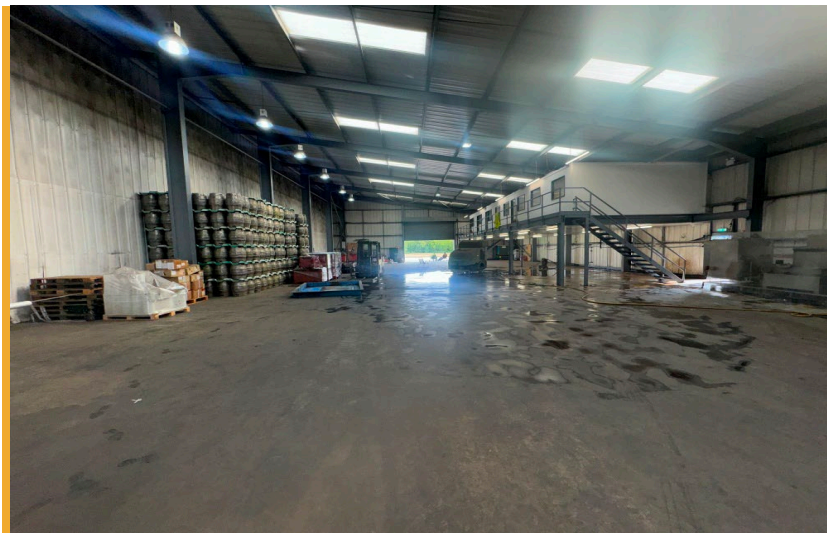
- 7.6m eaves at the highest point down to 4.9m
- 2 roller shutter doors
- Clear span space
- Translucent roof lights
- Offices and welfare facilities
- Lighting
- Massive secure yard of approximately 0.95 acres
- 24 hour security and 24 hour access
- Private direct access from the A1

Floor Areas

From measurements taken on site we calculate the GIA of the unit to be:

1,460m² (15,712ft²)

(This information is for guidance purposes only)





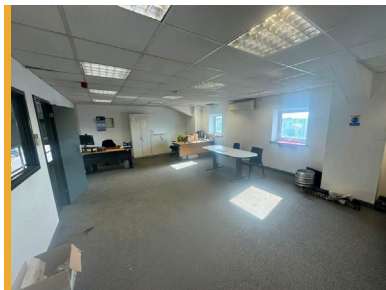
Location



Gallery



Contact



Rent

A flexible lease for a term of years to be agreed is on offer at a rent of:

£130,000 per annum exclusive
(One hundred and thirty thousand pounds)

Alternatively, the building is available without the yard/the yard is available individually. Rental terms to be reflected accordingly.

Business Rates

From enquiries of the Valuation Office website we understand the following:

Rateable Value from 1 April 2023: £73,500

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of South Kesteven District Council)

VAT

We understand that VAT will be payable upon rent and service charge due.

Service Charge/Insurance

A nominal service charge will be levied upon the incoming occupier for contribution towards the upkeep and maintenance of the common parts of the estate.



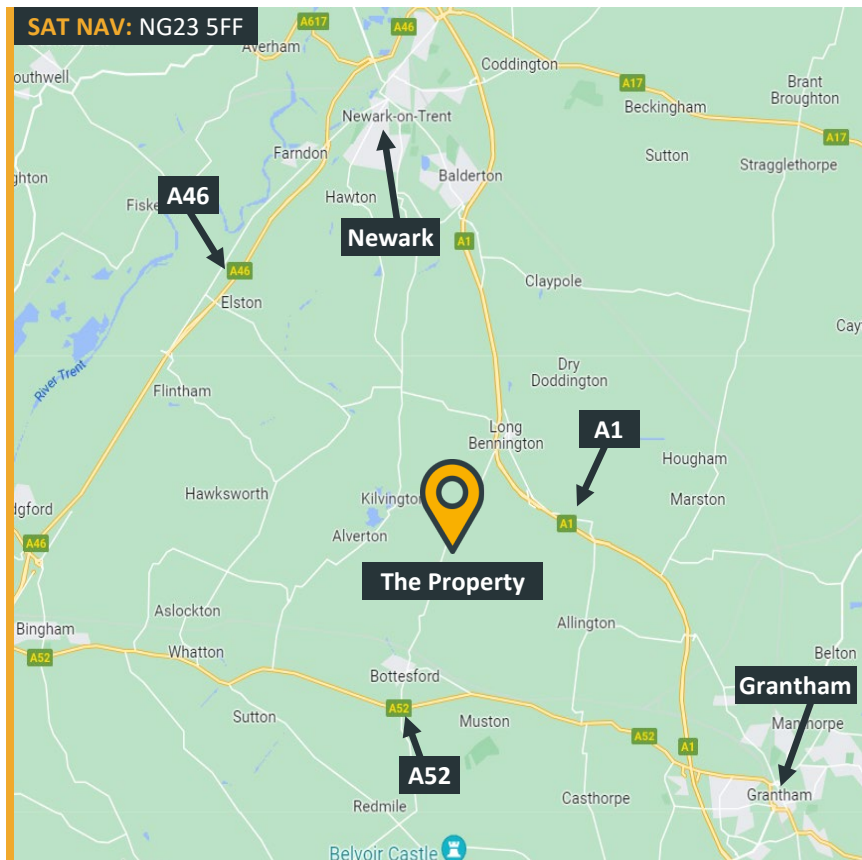
Location



Gallery



Contact



EPC

The property has an EPC Rating of D-78.

Identity Checks

In order to comply with the legal requirements of HMRC in relation to Anti-Money Laundering Legislation FHP will need to establish the identity of the proposed purchaser which may involve being asked to provide confirmation of their identity.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

Anthony Barrowcliffe

07557 972008

anthony@fhp.co.uk

Jamie Gilbertson

07747 665941

jamie.gilbertson@fhp.co.uk

Or contact our joint agents at M1 Agency:

Toby Wilson

07500 926727

toby.wilson@m1agency.co.uk

James Keeton

07812 250857

James.Keeton@m1agency.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

13/08/2025

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.