

Pygott & Crone

Unit 2 Avison Sprayers,

Roughton Moor, Woodhall Spa, Lincolnshire, LN10 6YQ

£50,000 pa

Details

- To Let
- Superb Workshops/warehouses
- 2.39 acre fenced compound
- Excellent condition
- Workshop 1 = 9392 sqft (872.53 sqm)
- Workshop 2 = 8775 sqft (815.2 sqm)
- Offices 602 sqft (55.9 sqm)
- Negotiable lease terms





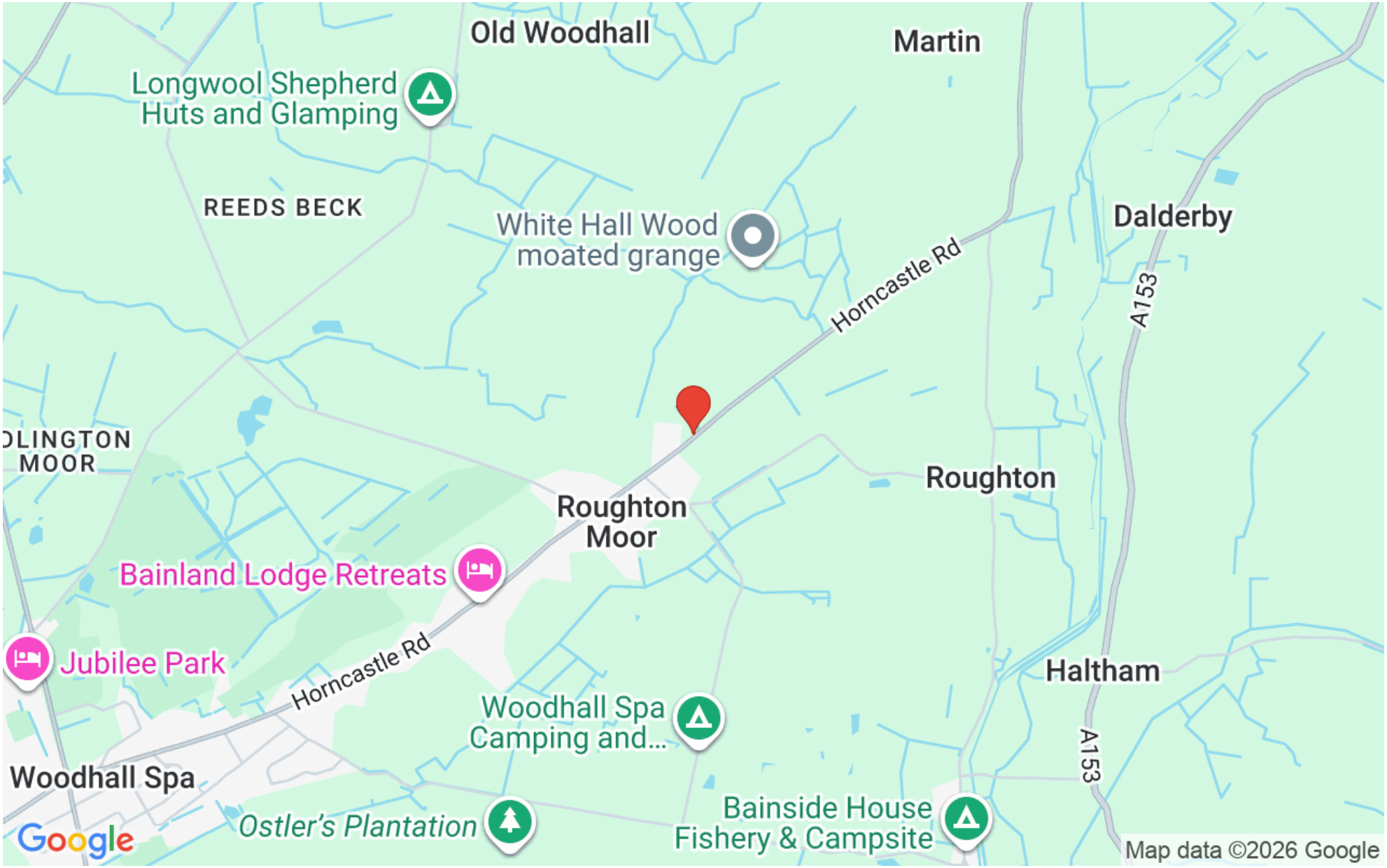








Location


Old Woodhall
Martin
Longwool Shepherd Huts and Glamping
REEDS BECK
White Hall Wood moated grange
Dalderby
Horncastle Rd
A153
OLINGTON MOOR
Roughton
Roughton Moor
Bainland Lodge Retreats
Jubilee Park
Horncastle Rd
Haltham
Woodhall Spa Camping and...
A153
Woodhall Spa
Ostler's Plantation
Bainside House Fishery & Campsite
Google
Map data ©2026 Google

Overview

An excellent and rare opportunity to take a lease on this large fully fenced yard area with 2 x superb modern workshop/warehouse buildings with offices with an overall size of 2.39 acres (0.971 ha) with overall floor space of 18,769 sqft (1743.68 sqm)





Location
This superb yard and industrial workshops and warehousing are situated on the outskirts of the village to the east in an established semi rural and industrial location.

Woodhall Spa is a former spa town and civil parish in the East Lindsey district of Lincolnshire, on the southern edge of the Lincolnshire Wolds, 6 miles (10 km) south-west of Horncastle, 23 miles (37 km) west of Skegness, 15 miles (24 km) east-south-east of Lincoln and 17 miles (27 km) north-west of Boston.





ACCOMMODATION
Site comprises 2 excellent workshop/warehousing buildings and an office as follows:

Office = 602 sqft (55.9 sqm)

Workshop 1 = 8848 sqft (822 sqm)

Mezzanine space = 544 sqft (50.33 sqm)

Workshop 2 = 8775 sqft (815.2 sqm)

Overall areas = 18769 sqft (1743.68 sqm)

Site area of tarmac, concrete and hardcore area of 2.39 acres (0.971 ha)

PLANNING
The property has established use as workshop and warehousing for over 25 years.

SERVICES
Mains electricity, water and sceptic tank drainage are connected. The buildings has 3 phase power.

LEASE TERMS
The property is subject to a minimum 3 years lease on Full Repairing and insuring terms. Subject to a 3 month rental deposit

RATEABLE VALUE
The Rateable value is £58,000 for the whole site which would be split 50/50 for one building.

CEPC
A CEPC has been ordered as its expired.





LEGAL COSTS
Each party are responsible for their own legal costs

VAT
The rent is exclusive of VAT if applicable.

LOCAL AUTHORITY
East Lindsey District Council

The Hub

Mareham Road

Horncastle

Lincolnshire

LN9 6PH

Tel 01507 601111

VIEWINGS
Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel 01522 536777

























Unit 2 Avison Sprayers, Roughton Moor
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

0330 128 0939