



Gary Avison Sprayers,  
Roughton Moor, Woodhall Spa, Lincolnshire, LN10 6YQ

£100,000 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





## 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 septic 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 £48,500

## CEPC

A CEPC has been ordered as its expired.

## LEGAL COSTS

Each party are responsible for their own legal costs

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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

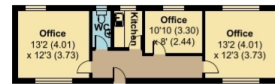




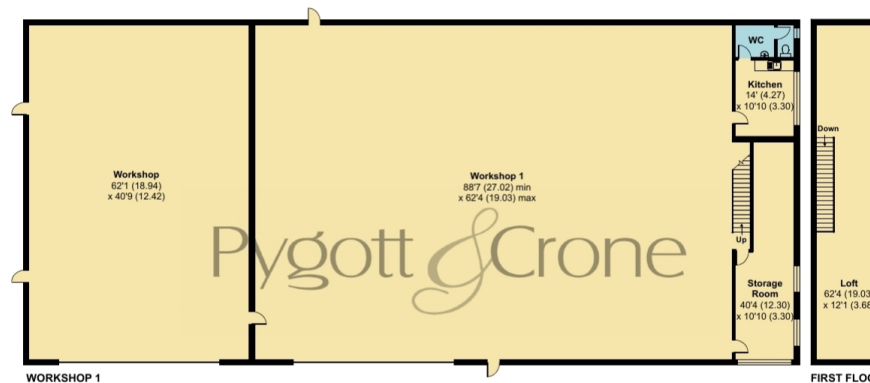
## Roughton Moor, Woodhall Spa, LN10

Workshop 1 Internal Area = 8848 sq ft / 822 sq m  
 First Floor Mezzanine Internal Area = 766 sq ft / 71.2 sq m  
 Workshop 2 Net Internal Area = 8775 sq ft / 815.2 sq m  
 Office Cabin Net Internal Area = 602 sq ft / 55.9 sq m  
 Total = 18691 sq ft / 1736.3 sq m

For identification only - Not to scale

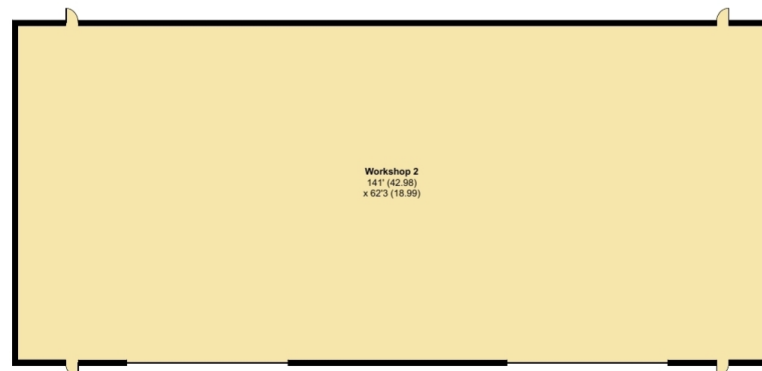


OFFICE CABIN



WORKSHOP 1

FIRST FLOOR



WORKSHOP 2

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nclhecom 2025. Produced for Pygott & Crone. REF: 1346442





















Gary Avison Sprayers, Roughton Moor  
is marketed through our Commercial office

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