

INDUSTRIAL / WAREHOUSE TO LET

Tunnel Bank

Bourne, PE10 0DJ



Key Highlights

- 19,466-98,620sq ft (1808-9162 sq m)
- Self Contained Secure Site
- White walled warehouse divided into 5 bays
- 6m clear height to underside of white box
- Detached office building
- EPC Rating: D
- Available to let in whole or in part
- 10 acres of land available for open storage/HGV parking

Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

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DESCRIPTION

The property comprises large industrial building, a small office block to the front of the site with two further modern semi-detached warehouses to the rear. There is also approximately 10 acres of land which may be available for open storage.

Store 1 is of steel frame construction with raised concrete floors, external steel cladding and a steel framed dock level loading bay. There are canteen and welfare facilities to the front of the unit with a "Goods In" area and a large packing area to the rear. The unit has a concrete floor, is fully white walled with LED lighting, suspended in the production area. There are electronic roller shutters between the packing area and loading docks. There is a Goods In portacabin office to the front of the loading bay.

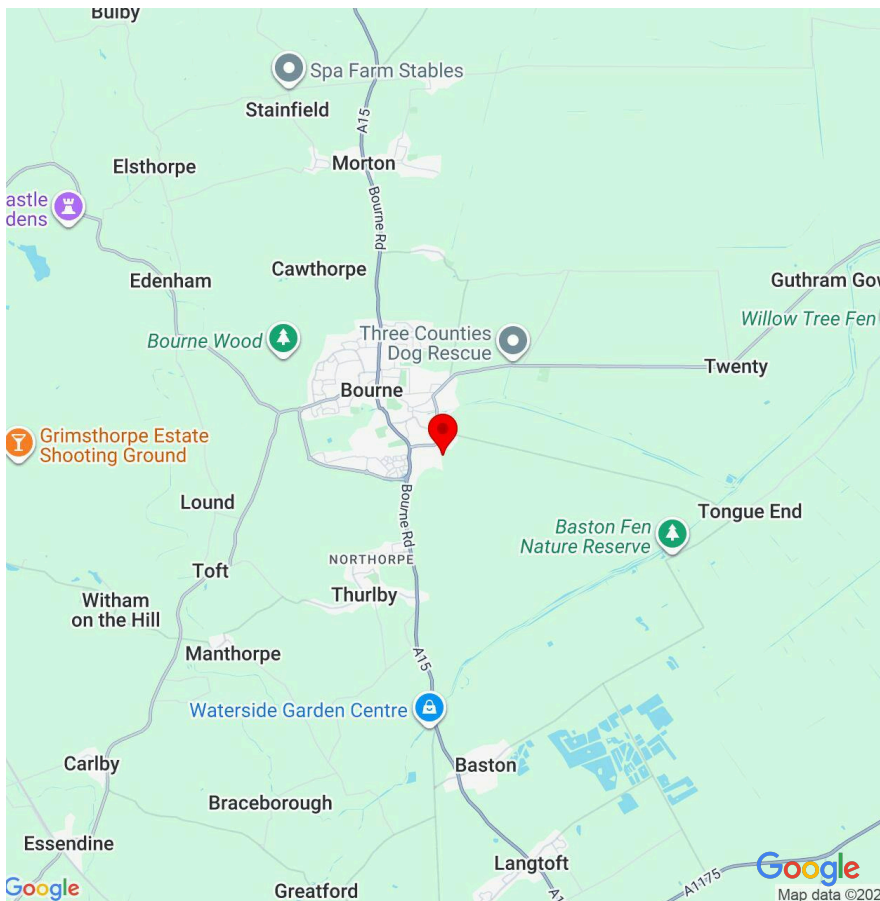
The two modern semi-detached industrial units have high bay LED lights, roller shutter doors to each end and two ground level loading docks

There is a concrete yard to the front and east of the building which is ideal for transport operations and parking for a large number of HGV's.

LOCATION

The market town of Bourne is situated in south Lincolnshire on the A15, which runs north south between Peterborough and Lincoln. It lies at its junction with the A151, between Market Deeping and Sleaford. Bourne is on the edge of the Fens and the main industry in the town is linked to food production and packaging. The town has a population of approximately 15,000 and is approximately 15 miles north of Peterborough, 18 miles south east of Grantham and 12 miles west of Spalding.

Bourne Enterprise Park lies to the south east of Bourne, on the edge of an industrial area. Tunnel Bank is a local access road that links to the A151 Cherry Holt Road, approximately 100m to the north. Nearby occupiers include Enva, Bakkavor, Travis Perkins & Howdens Joinery.

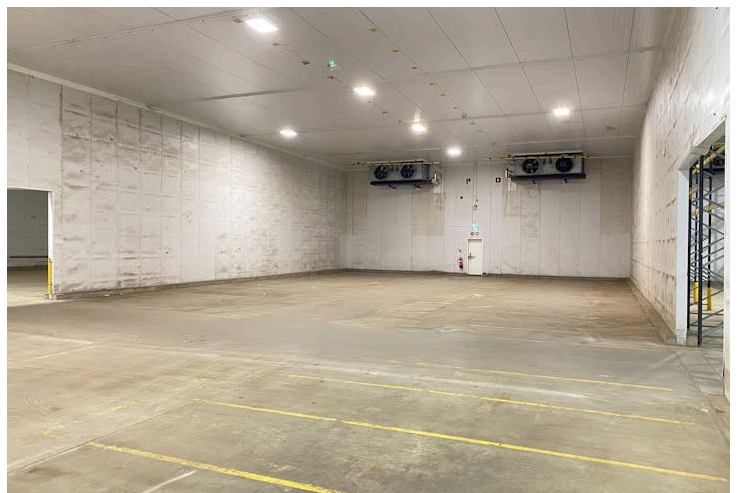
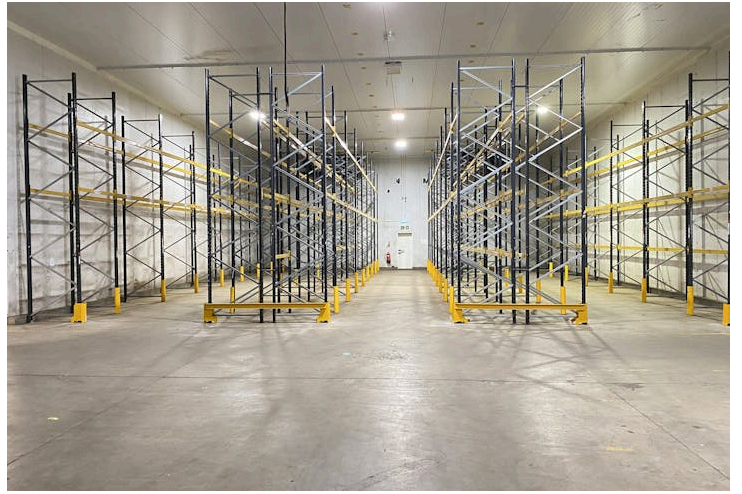
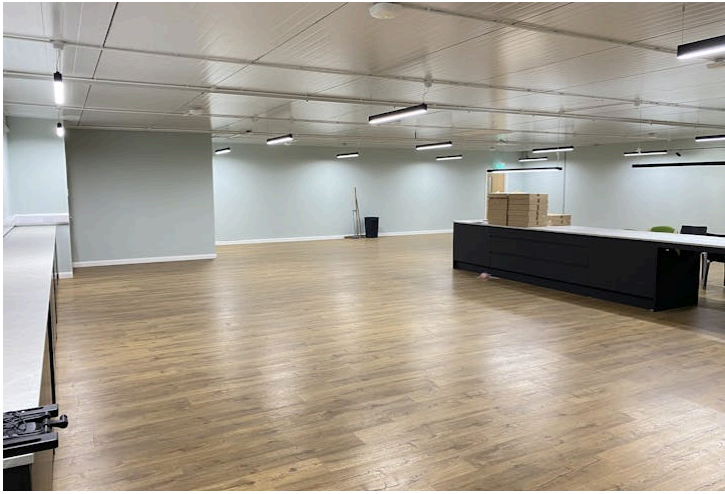


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VIEWINGS

Strictly by appointment only via the agents.

TERMS

The units are available in whole or in part on terms to be agreed. The quoting rent is £5.00 per sq ft. VAT will be payable on the rent.

BUSINESS RATES

The property currently has a rateable value of £184,000.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

EPC

Store 1 has an EPC rating of D.

ANTI-MONEY LAUNDERING

Confirmation of ID and address will be required.

CONTACTS

For further information please contact:

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Energy performance certificate (EPC)

Bourne Growing Unit Tunnel Bank Cherry Holt Road BOURNE PE10 0DJ	Energy rating	Valid until: 15 July 2034
	D	Certificate number: 6371-3302-3084-0827-6137

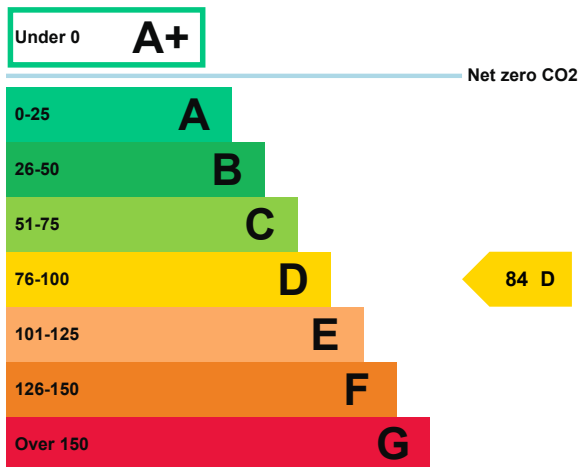
Property type	General Industrial and Special Industrial Groups
Total floor area	5,425 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

24 A

If typical of the existing stock

97 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	16.15
Primary energy use (kWh/m ² per year)	141

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5228-6683-2592-4899-5947\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Leanne Wells
Telephone	07763 913515
Email	leanne@epcservicesonline.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/018239
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC Services
Employer address	Aldergrove, Dozens Bank, West Pinchbeck, Spalding, Lincolnshire, PE11 3NF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 June 2024
Date of certificate	16 July 2024