



TO LET - Substantial & Versatile Industrial Premises
Roughton Moor, Woodhall Spa LN10 6YQ





TO LET - DUE TO RETIREMENT

**ROUGHTON MOOR, WOODHALL SPA,
LINCS. LN10 6YQ**

POTENTIALLY AVAILABLE IN TWO LOTS

Versatile Industrial Premises with
extensive external storage land on the
edge of Woodhall Spa

- CLEAR SPAN WORKSPACE WITHIN TWO MODERN PURPOSE-BUILT BUILDINGS WITH ANCILLARY AND OFFICE ACCOMMODATION
- G.I.F.A. Approx. 17,419 sq.ft. (1,618 sqm) WITHIN A SITE OF Approx. 2.68 ACRES (1.08 ha)
- GOOD CIRCULATION AND PARKING SPACE
- PROMINENT ROADSIDE POSITION



LOCATION

Woodhall Spa is a prosperous, growing former Edwardian Spa resort, situated on the B1183 approximately 6 miles south west of the market town of Horncastle and approximately 18 miles south east of Lincoln.

The village is sought after, offering extensive modern facilities to a growing residential population, yet successfully conserving its rich architectural heritage. It is renowned for its planned avenues, Edwardian hotels, Kinema in the Woods, as well as being the headquarters of the English Golf Union with two championship standard courses, and facilities. The original Hotchkin course is repeatedly ranked within the top 50 inland courses in the world.

The property is situated on Roughton Moor, on the eastern edge of Woodhall Spa, on the northern side of the B1183 Horncastle Road, with direct access to the highway, as shown for identification purposes on the attached plan.

GENERAL DESCRIPTION

A substantial industrial/business property, principally comprising two detached steel portal framed workshop/storage buildings, with ancillary detached office cabin on an evenly proportioned rectangular site of approx. 2.68 acres.

The site has secure gated access and is set within boundaries of palisade fencing and substantial conifer hedgerow. There is extensive surfaced storage land, with washdown, parking and circulation space.

The two principal buildings have full height profile sheet cladded elevations under a similarly sheeted pitched roof. Each has the benefit of two roller shutter doors c. 15' in height. The original workshop 1 has a range of block-built staff stores and ancillary accommodation to one end, with mezzanine storage over. To the south of the workshop building, is a detached modern cabin office building.

The combination of land and buildings available, offers considerable flexibility in use, with the benefit of a prominent roadside position.

Accommodation

1. Workshop 1

Approx. 8,190 sq.ft. (760.85 sqm)

Workspace

Stores

Staff & W.C.

Mezzanine - approx. 717 sq.ft. (66.61 sqm)

2. Workshop 2

Approx. 8,824 sq.ft. (819.75 sqm)

3. Offices

N.I.F.A. Approx. 405 sq.ft. (37.62 sqm)

Three offices

Kitchen

W.C.

SERVICES

Mains 3-phase electricity and water are currently connected.
Washdown with fillers.
Drainage is to a private system on site.
CCTV; 30kVA solar panels

TERMS & TENURE

The property is available to let by way of a new FRI lease for a term to be agreed. Consideration will be given to letting in two lots:-

Lot 1 Workshop 1 and Offices with associated land

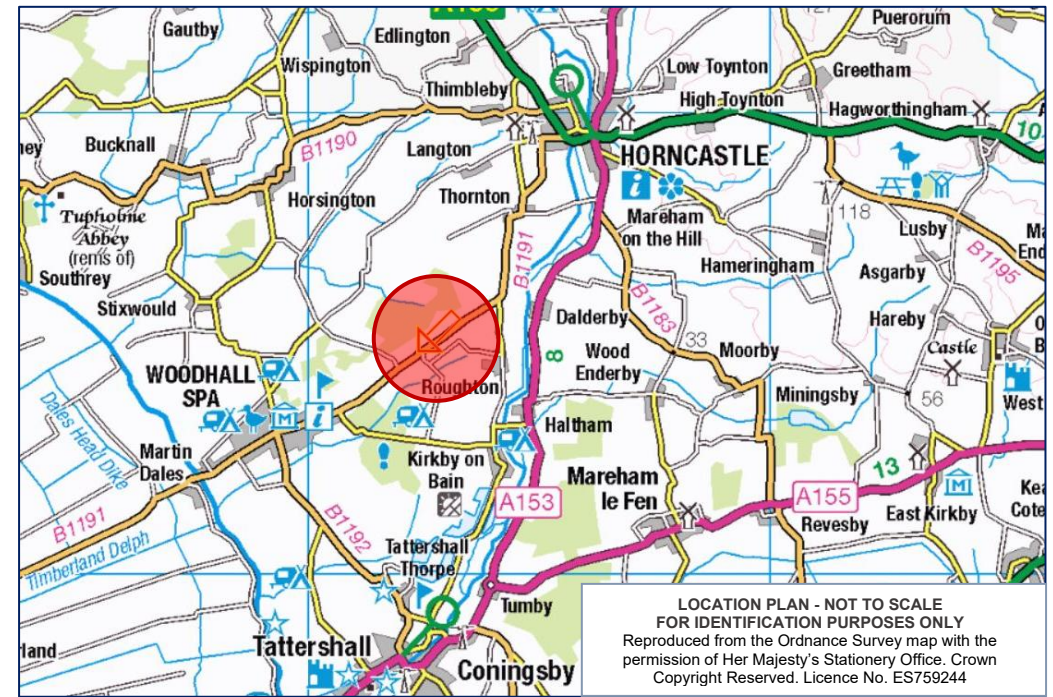
Lot 2 Workshop 2 with associated land

VIEWING

Strictly by appointment through our Horncastle office.

RENT

On Application



For further information contact:
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These particulars were amended March 2026

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