



**M A S O N S**  
EST. 1850

COMMERCIAL HARDSTANDING AT THE FORMER  
RAF MANBY AIRFIELD TO LET

# COMMERCIAL HARDSTNADING AT THE FORMER RAF MANBY AIRFIELD

**TO LET**

**Secure storage compound**

**Guide rent £25,000 per acre per annum**

**Approx. 8.4 acres available in total**

**Lot size flexible**

**On-site 20,000kg capacity forklifts available by  
seperate negotiation**

## **Situation**

The property is located on the former RAF Manby Airfield, comprising of a vast area of heavy-duty concrete, providing a suitable place for a secure compound.

RAF Manby is strategically located on the outskirts of Louth, and well connected via main roads with strategic connections to the city of Lincoln, and docks at Immingham and Grimsby.

## **Location**

The nearest postcode is  
LN11 8HE



**what3words**

The location of the access is;

///boldest.delays.directs

The location of the property is;

///carbonate.rams.alleges

01507 350500



MASONSANDPARTNERS.CO.UK

# COMMERCIAL HARDSTNADING AT THE FORMER RAF MANBY AIRFIELD

## Tenure

The Property is available To Let on a new lease agreement for an initial fixed term to be agreed. The Lease will be prepared using the RICS Small Business Lease precedent. The Tenant will be responsible for returning the leased area to the Landlord in no worse condition than at the commencement of the lease in accordance with a record of condition. The Tenant will be responsible for ensuring they maintain the appropriate public liability and contents insurance in relation to their occupation. The Tenant will be liable for contributing £500 + VAT for the preparation of the lease agreement.

## National Non-Domestic Rates (Business Rates)

The VOA website describes the property;

- As Land used for storage and premises
- Rateable value of £71,500 (£65,500 wef 1<sup>st</sup> April 2026)
- Rateable by East Lindsey District Council

The Tenant will be liable for any rates due in relation to their occupation of the property. This shall be apportioned according to the area let to the Tenant.

## VAT

While it is not anticipated, VAT may be charged in addition to the rent at the prevailing rate.

## Viewing and Further Information

Strictly by prior appointment only with the sole Letting Agents.



## Services

We understand the property is connected to mains three-phase electricity and water.

Service connections to various lots may be available or can be installed by separate negotiation. Any services used by the Tenant will be charged via a sub-meter in addition to the rent.

## Energy Performance Certificate

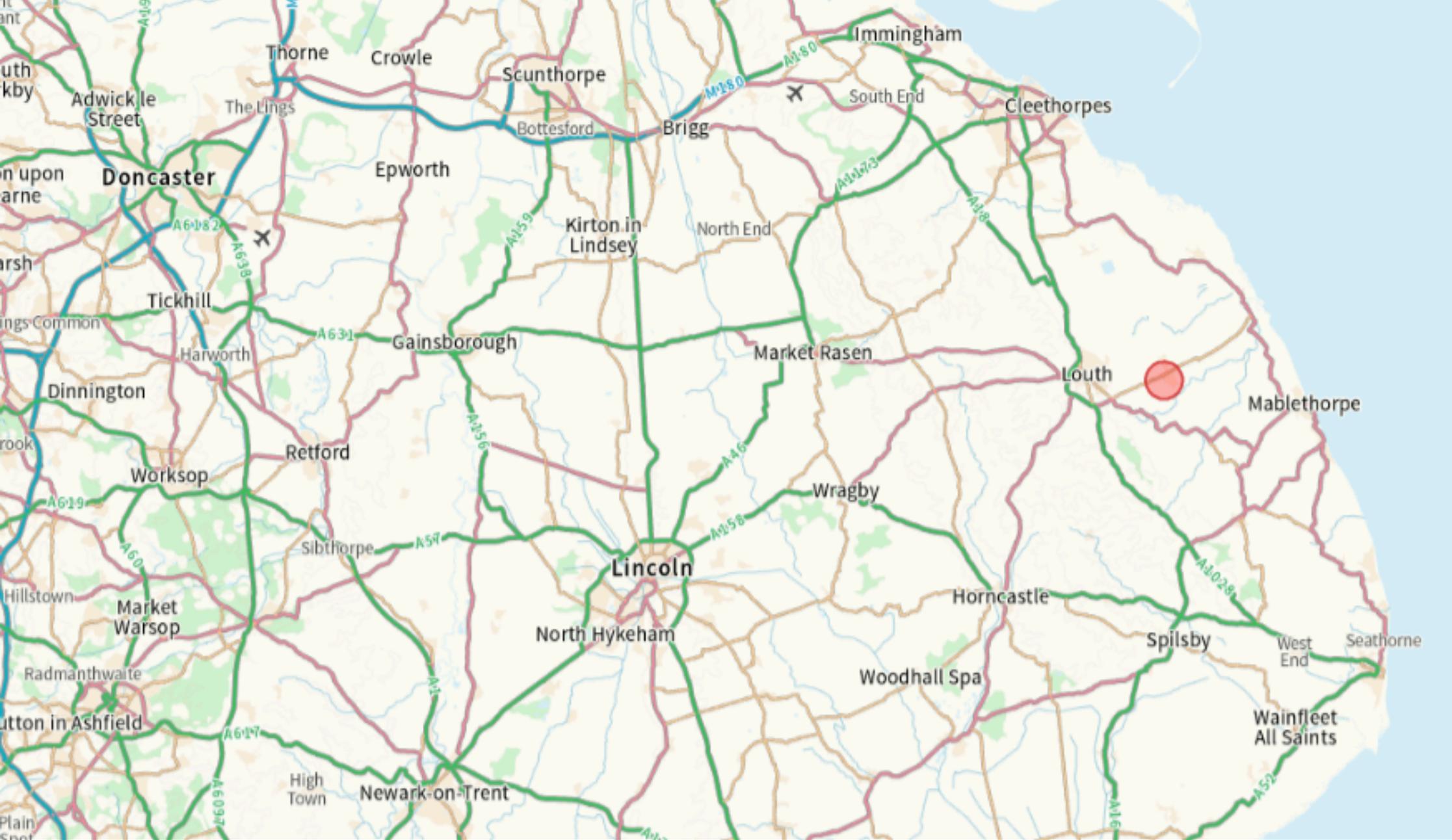
Since the property does not include buildings, the property is exempt from requiring a CEPC.

## Town & Country Planning

We understand that the property has established use as storage land under Use Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020)

Interested parties are advised to make their own investigations to the Local Planning Authority for any planning enquiries.





Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

**Important Notice**

Masons Rural for themselves and for vendors or lessees of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Masons Rural has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

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