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SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



Surplus Offices at Minerva House, Park Road, Holbeach Spalding, Lincolnshire, PE12 7PT

TO LET : OFFICE NOS. 5/6/7 FROM - £235 PER MONTH plus VAT and S/C

- Newly Refurbished Modern Offices
- Car Parking Facilities
- Situated adjacent to Holbeach Academy/University of Lincoln
- VAT Payable on Rent
- Flexible Terms

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



LOCATION

The offices are located in the University of Lincoln's Minerva House complex, off Park Road, Holbeach, in an extended wing of accommodation. They offer attractive and modern office space with car parking adjacent.

The offices lie adjacent to the A17, with its links to Kings Lynn (15 miles to the east), and via the A16 to Boston and Spalding, and onwards to connections to the A1 at Peterborough, or Newark.

Holbeach itself and the nearby town of Spalding offer good educational and shopping facilities, together with the Springfields Outlet Shopping Centre close to the A16 / A151 junction.

Spalding is considered the capital of the fresh food industry and has a thriving commercial / industrial area just to the north of the town, where this property is located.

DESCRIPTION

The Minerva House property comprises a modern, two-storey building.

The offices offered to let form part of the ground floor of the 'Western wing' and are newly refurbished with modern lighting, are fully carpeted, and some have an entrance door direct to the parking area. The offices are served from a building wide central heating system, with radiators in each area. There is a serviced kitchen and WC facilities available for shared use, which have also been recently replaced with new modern fittings.

The property is secure with fencing and access to the offices is via the west gateway. There is an electronic door entry system for entry to the building, and an intercom system installed in each office. The property benefits from substantial car parking areas to the side and rear, but has dedicated car parking spaces close to each office. The area has pleasant landscaping at the front of the building, with outside lighting.

AVAILABLE ACCOMODATION

<u>Room</u>	<u>M²</u>	<u>FT²</u>	<u>Monthly Rent</u>
OFFICE 5:	27.95	300	Under Offer
OFFICE 6:	26.19	282	£235 + VAT
OFFICE 7:	26.86	289	£240 + VAT
TOTAL	53.03	871	

TERMS

The Minerva House offices offer:

- Flexible terms
- Service charge payable for maintenance and use of shared WC and Kitchen facilities, and for costs of heating, based on floor area occupied.
- Individual offices or can be combined to form a larger suite of accommodation

Electricity is separately metered for each office and the tenant will be directly responsible for payment of the charges.

Business Rates:

The occupiers are responsible for the payment of their own business rates, which would be re-assessed. We would recommend that interested parties make their own enquiries with South Holland District Council as to the precise amount of rates payable relating to their particular circumstances. Small Business Rates Relief may be available for some occupiers.

Buildings / Contents Insurance:

The Landlord will be responsible for buildings insurance, but the tenant will be responsible for arranging their own contents insurance.

Legal Costs:

Each party would be responsible for their own legal costs.



TENURE

Leasehold.

SERVICES

We understand that mains electricity, water and drainage are connected. Heating is via radiators from a communal gas boiler. None of the services, heating systems or any other plant or equipment have been tested by the Agents and prospective tenants must rely upon their own investigations as to their condition and provision.

LOCAL AUTHORITIES

South Holland District Council
 Priory Road, Spalding, Lincs. PE11 2XE
 CALL: 01775 761161

Anglian Water Customer Services
 PO Box 10642, Harlow, Essex, CM20 9HA
 CALL: 08457 919155

Lincolnshire County Council
 County Offices, Newland, Lincoln LN1 1YL
 CALL: 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office.

Ref: (S10299 - July 21)

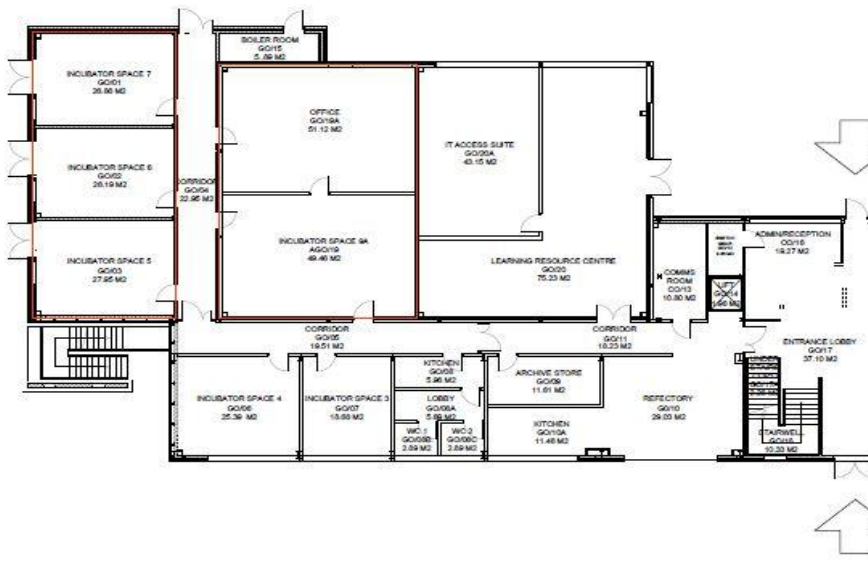
These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

ADDRESS

R. Longstaff & Co.
 5 New Road
 Spalding, Lincolnshire PE11 1BS

CONTACT

T: 01775 765536
 F: 01775 762289
 E: commercial@longstaff.com
www.longstaff.com



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

49

This is how energy efficient the building is.