

EST 1770



# Longstaff<sup>.COM</sup>

SPALDING COMMERCIAL: 01775 765536 [www.longstaff.com](http://www.longstaff.com)



**OFFICE SPACE LOCATED WITHIN THE NFU BUILDING, CAMELGATE, SPALDING,  
LINCOLNSHIRE, PE12 6ET**

**TO LET - SERVICED OFFICES FROM £1,875 plus Service Charge plus VAT Per Annum**

- Fully Serviced First Floor Offices Available - with Car Parking Facilities
- Welcoming Professional Environment
- Flexible Terms
- Reception Service
- Meeting Room Available Upon Request

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



## LOCATION

The NFU Building is located on the outskirts of Spalding, close to the Springfields Outlet Centre. Spalding is located on the A16 and close to the A17 and A52. Peterborough is approximately 20 miles south which further connects to the A1 trunk road and main line rail services are also located here. Spalding benefits from the recently constructed Spalding to Peterborough A16 road.

The offices offer serviced accommodation to start-up businesses and established larger firms. The building houses the NFU offices, as well as other occupiers, and is a purpose-built facility built in the 1960's over two floors. The building currently has a 3 room Office Suite available, plus an additional Single Room office.

## TERMS

The NFU building offers flexible terms;

- Lease terms to be 3 years with a 1 month break by either side. Rent payable monthly
- Rent and service charge 'deposit' includes the use of electricity, water, heating and cleaning facilities.
- Includes common areas, WC and Kitchen facilities
- The occupiers are responsible for the payment of their own Business rates - a schedule of the Rateable Values for each office is available upon request
- Post collection/Reception service provided – see individual charges
- VAT applicable on rent and service charges.



# ACCOMMODATION

## FIRST FLOOR

<u>Rooms</u>	<u>M²</u>	<u>FT²</u>	<u>Status</u>	<u>Annual Rent</u>
<b>SUITE</b> (Rooms 11/12/13)	42.02	452	<b>AVAILABLE</b>	£5,625 Each office 4.8m x 2.92m with interconnecting doors.

Service charge 'deposit' £2,700

Annual Post Collection/Reception Cost £200

The Tenant will be responsible for the Landlords' legal costs estimated to be in the region of £650.

<b>DOUBLE</b> (Rooms 9/10)	31.86	343	<b>LET</b>	£4,630
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Service charge 'deposit' £2,058

Annual Post Collection £200

The Tenant will be responsible for the Landlords' legal costs estimated to be in the region of £650.

<b>SINGLE</b> (Room 8)	13.00	140	<b>LET</b>	£1,875
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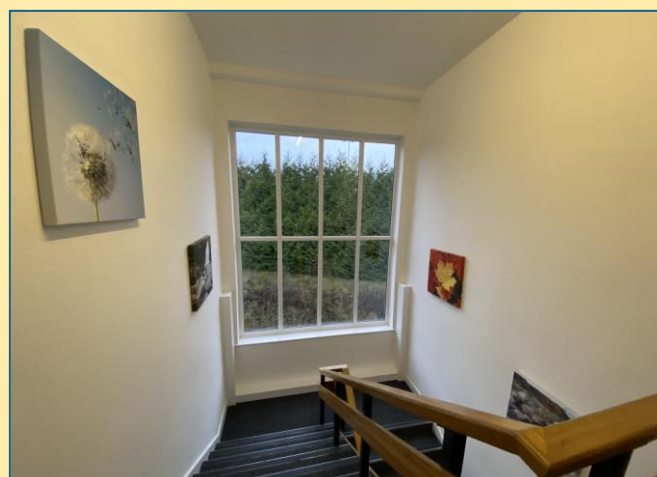
Service charge 'deposit' £900

Annual Post Collection £175

The Tenant will be responsible for the Landlords' legal costs estimated to be in the region of £650.

**Shared use of Kitchen Ladies & Gents Toilets on each floor.**

All rent figures and service charge 'deposit' are subject to VAT.





ROOM 9/10 (Double)

#### 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. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

#### APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

**Ref: S11388 (20/02/24)**

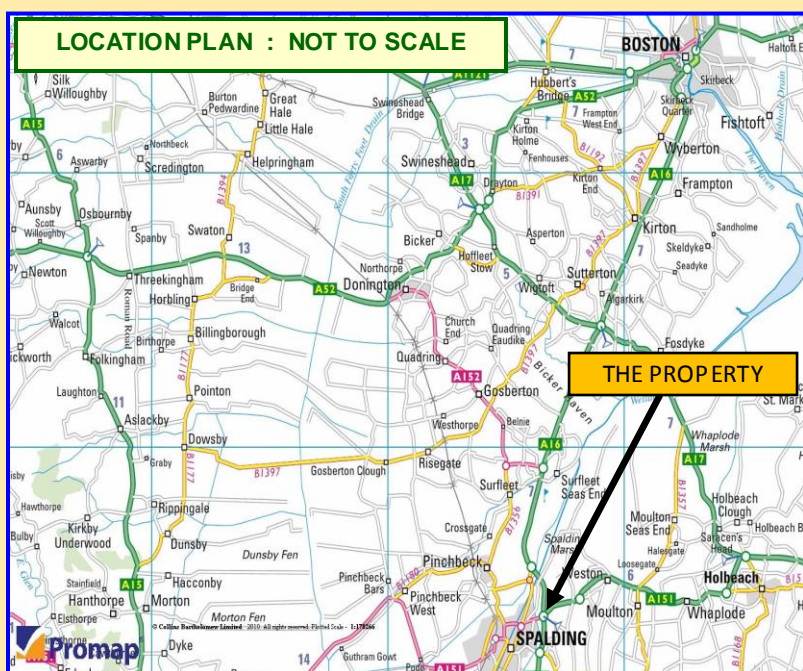
These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.

#### ADDRESS

R. Longstaff & Co.  
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#### CONTACT

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[www.longstaff.com](http://www.longstaff.com)



### Energy efficiency rating for this property

This property's current energy rating is E.

