

EST 1770



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Industrial Unit & Secure Yard, Warentree Lane, Pinchbeck, Spalding PE11 3UG

To Let - £85,000 plus VAT per annum

- PRESTIGIOUS COMMERCIAL SITE
- POPULAR INDUSTRIAL AND TRADE COUNTER LOCATION
 - TOTAL SITE AREA OF C.1.25 ACRES
- GROSS INTERNAL AREA INCL MEZZANINE 9,842 SQ.FT.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOCATION

Spalding is an attractive and historic market town with a resident population of circa 28,000. Spalding is located approximately 20 miles north of Peterborough, 28 miles to the west of Kings Lynn and 16 miles to the south of Boston. The subject property is situated on the northern side of the B1180 Wardentree Lane which links the A16 to the east with the B1356 to the west.

The property forms part of Spalding's principle employment area and is situated approximately half a mile north of the town centre. Nearby large occupiers include Freshlinc, Gist, Scania, Ford and Slater, VW, EMG Ford, Coveris and Morrisons supermarket. Trade counter occupiers include Howdens Joinery, Screwfix, Topps Tiles, Rexel, Switch and Jewsons.

DESCRIPTION

The property comprises a modern light industrial unit with extensive secured yard area, originally used as a Builders merchants premises. Access is provided via Bervor Close and the premises benefit from a prominent frontage onto Wardentree Lane.

The building is of steel portal frame construction with clear eaves of approximately 6 metres. The accommodation currently presents as being 3 warehouse areas (one with mezzanine) and the former showroom area is currently presented as offices and meeting rooms. The property includes three electrically operated roller shutter doors, and the main showroom/office entrance.

The total site area extends to c.1.25 acres (0.5 hectares) and therefore the premises could be sub-divided and / or with the possibility of additional accommodation being constructed on the extensive yard area.

ACCOMMODATION

Offices/amenities area:	18.56m x 20.63m
Warehouse Bay 1:	18.63m x 6.01m with mezz 9.89m x 6.01m
Warehouse Bay 2:	18.63m x 9.42m
Warehouse Bay 3:	18.63m x 9.44m

Ground - Floor	9,202sq.ft	854.89m ²
Mezzanine	640sq.ft	59.46m ²
Total	9,842sq.ft	914.35m ²

TERMS

Full repairing and insuring lease on minimum 5 year term, with Rent review.

RATES

Rateable Value (2023 List) £84,500

LEGAL COSTS

Each party to bear their own costs

VIEWING

By appointment only.

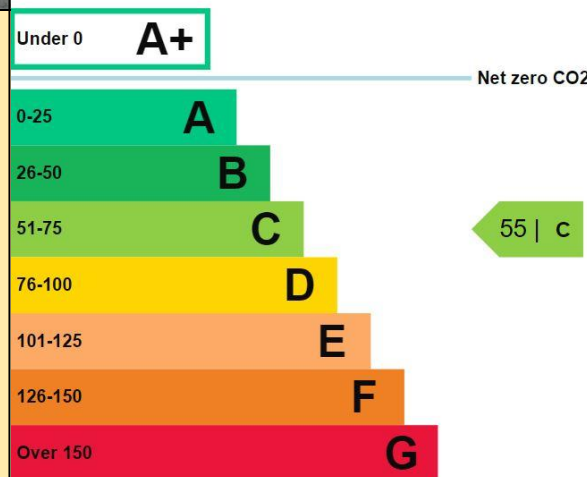
PLANNING

The site has planning consent for flexible use consisting of B2 (industrial) / B8 (storage and distribution) with ancillary office/trade-counter/showroom facilities.





This property's current energy rating is C.



TENURE Leasehold

SERVICES EPC C55. Mains Electric, water and drainage. No gas. Electric heating to showroom/offices.

LOCAL AUTHORITIES

South Holland District Council

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.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement in brackets is approximate and only intended as a guide for those not fully conversant with metric measurements.

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: S11161 Feb 23

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.

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