

EST 1770



# Longstaff<sup>®</sup>

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



## MODERN COMMERCIAL/INDUSTRIAL UNIT

**5 Venture Court, Pinchbeck, Spalding, Lincolnshire PE11 3JG**

**TO LET - Rent: £15,000 Plus VAT Per Annum**

- Prominent Industrial Estate location
- Easy Access to A16 Spalding Bypass
- Recently Built Commercial / Warehouse : Approx. 2,370 sq.ft.
  - High Bay – 6m eaves

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



## LOCATION

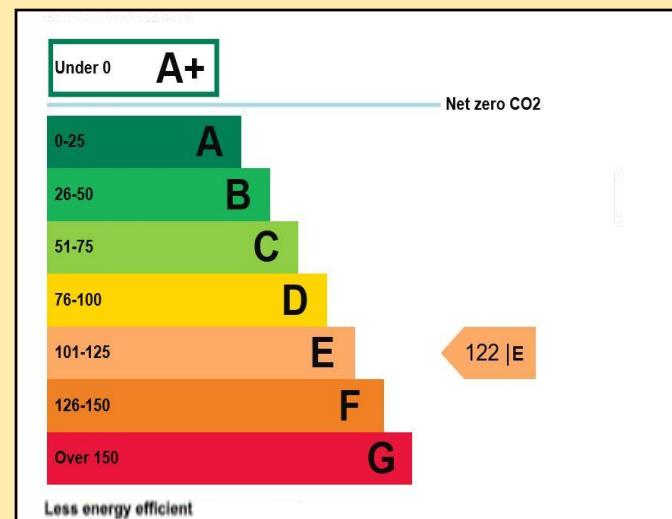
This relatively new Unit is located in the expanding Enterprise Park / Wardentree Lane industrial area of Spalding with very easy access to Wardentree Lane / West Marsh Road / A16 Spalding Bypass. This northern commercial area of Spalding is centred on the Enterprise Park / Wardentree Lane area and has become well established in recent years as a prominent and vibrant commercial area of diverse activity with much of the business centred on or allied to the major fresh food / processing and related ancillary service industry, including transport. The road system from Spalding allows easy access to the A16 / A17 and provides better access to Peterborough following road improvements. Spalding also benefits from a rail link to Peterborough and to the main east coast line – London to Edinburgh.

Operators on the Enterprise Park located close to the subject property include T C Harrison, EPH Electrical, Ark ICT, EMG, Jewsons, Morrisons Supermarket, and a number of National Transport industry operators.

This unit is positioned at the end of a terrace, providing the opportunity for a variety of B Class uses, or other planning uses as may be specifically required, subject to consent.

The Unit has been built to a good specification with office accommodation, and has a modern mono-pitch roof. An electric roller shutter door serves the main Warehouse space (plus Emergency exit) and there is a separate personnel door to the front.

There are 5 car parking spaces and vehicle manoeuvring areas available at the front of the property.



## ACCOMODATION

Entrance door in – glazed, opening to:

PASSAGE:	Timber laminate flooring, Fire alarm panel, Intruder alarm panel.
OFFICE:	Approximately 3.14m x 2.53. Timber laminate flooring, fluorescent lighting, Cat 5 points and cabinet.
DISABLED WC:	With low level WC, Wash hand basin and water heater
WAREHOUSE:	Approximately 19.4m (maximum) x 11.36m, concrete floor, minimum height 6m to underside of eaves, Personnel door, Electric roller shutter door – 4.75m high/4m wide. 3 phase electricity power supply point, multiple other electric power points, Sodium bay lights, fluorescent tube lighting at lower level. Workbench/counter top with inset stainless steel sink, with water heater. Services cupboard off.

The building is of steel portal frame construction with brick/block to 2.1m and insulated metal profile sheeting above to walls, and insulated metal profile sheeting to roof.

The building has 5 car parking spaces, and an area in front of the Loading door available for further parking.

---

## LEASE TERMS

**1      Lease Term/Rent:      £15,000 per annum Plus VAT exclusive**

A minimum 3 year full repairing and insuring lease is available. Rent payable monthly or quarterly in advance.

**2      Business Rates / Outgoings/ Buildings Insurance:**

The tenant will be responsible for the payment of any Business Rates due, and for all normal outgoings. The annual Buildings Insurance premium will be recharged to the tenant by the landlord.

**3      Use:**

The proposed use for the property will be subject to the Landlord's consent in the normal way. Complementary or 'non commercial' Motor vehicle related uses may be accepted - subject to planning consent being granted.

**4      Security Deposit / References:**

The Landlord will require the usual Bank, Accountancy and Trade references and will require a security deposit of a quarters rent.

The tenant will be responsible for a contribution of £750 plus VAT towards the Landlord's legal costs.



FOR IDENTIFICATION PURPOSES ONLY  
NOT TO SCALE



**TENURE** Leasehold

**SERVICES** Mains electric (both single and 3 phase), water and drainage are connected to the property.

**RATEABLE VALUE** £11,250 (2017 List)

#### 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 will not be tested by the agents on completion. Interested parties are advised to check they are in working order.

#### Ref: S

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  
E: [commercial@longstaff.com](mailto:commercial@longstaff.com)  
[www.longstaff.com](http://www.longstaff.com)