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# Longstaff<sup>.COM</sup>

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



## Unit 12 Kirton Business Park, PE20 1NN

**TO LET - Rent £11,320 per annum (plus 6% service charge)**

- Light Industrial Unit – approximately 2,370 sq.ft (220m<sup>2</sup>) – with integral office and stores
- Within Kirton Business Park, in a semi-rural location.
- Substantial facilities block on site providing joint WC facilities and rest room.
- Suitable for a variety of uses.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



## **LOCATION**

The property is situated on Kirton Business Park, located off Willington Road on the western edge of Kirton. It is therefore within 2 miles of the A16, and 4 miles south of Boston.

The Business Park comprises a site with a variety of Workshop and Office buildings, and is closely managed by the present owners who occupy buildings to the north of the site.

The buildings provide an opportunity for new and established businesses to operate in a pleasant semi-rural environment between Spalding and Boston, being in close proximity to the A16, A17, and A52 trunk roads.

## **DESCRIPTION**

Unit 12 is located immediately behind the main Office Building on the site, and measures approximately 18m x 12m overall.

It is divided into the main workshop, with additional side chambers providing further storage accommodation, and a separate office with tiled floor and external door. The buildings has 2 sets of large double sliding doors (although one is currently plasterboarded over), rooflights, and windows to the eastern elevation. The workshop also has its own hand wash sink with water heater.

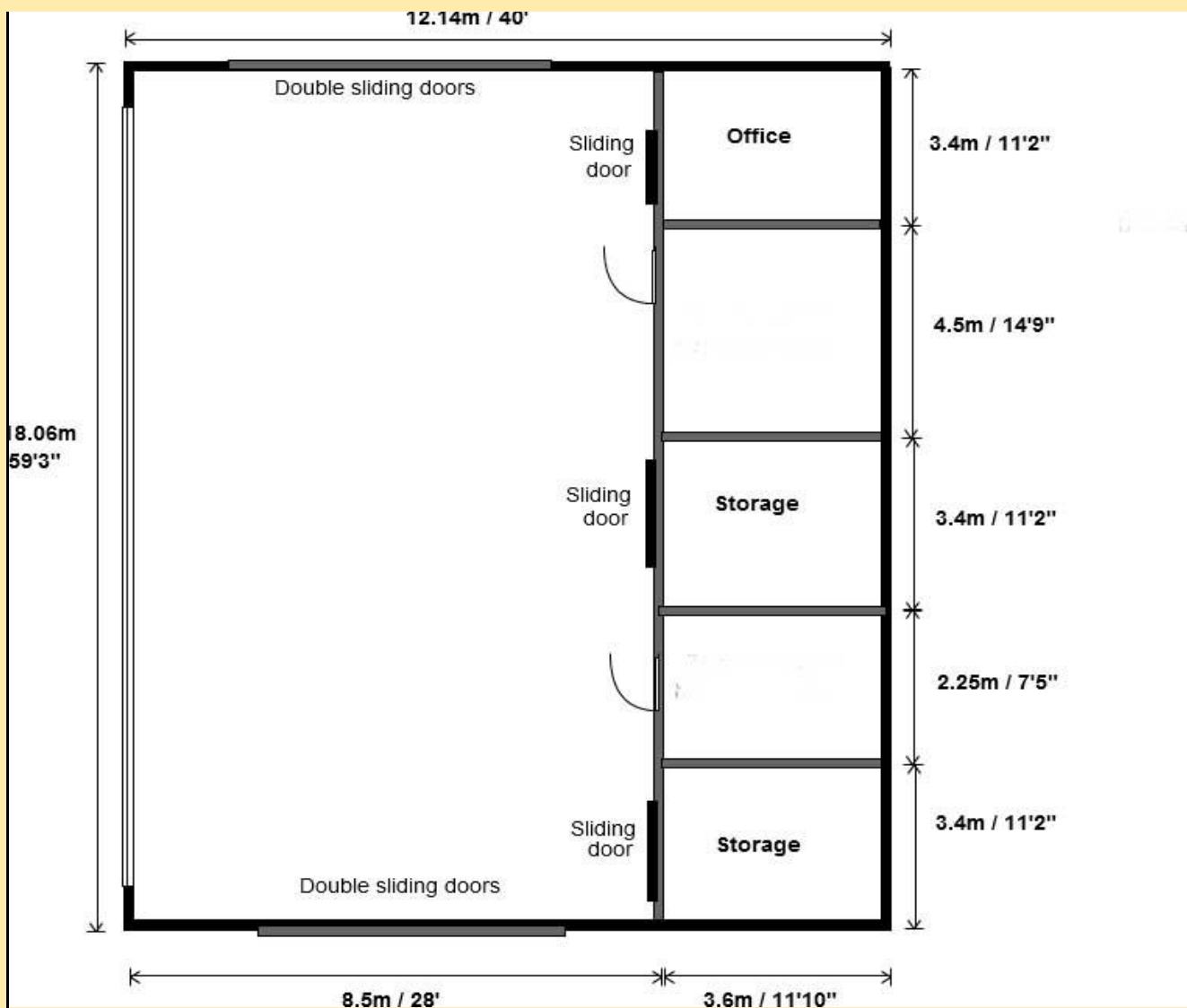
The site has steel security gates fitted and CCTV is in place across the sit. A Substantial facilities block, providing joint WC and rest room facilities, is close by.

## **SERVICES**

Mains water and electricity (both single and three phase) are connected. Separate meters for water and electricity are within the unit, and usage is charged on to the occupier by the Landlord.

## **PLANNING USE**

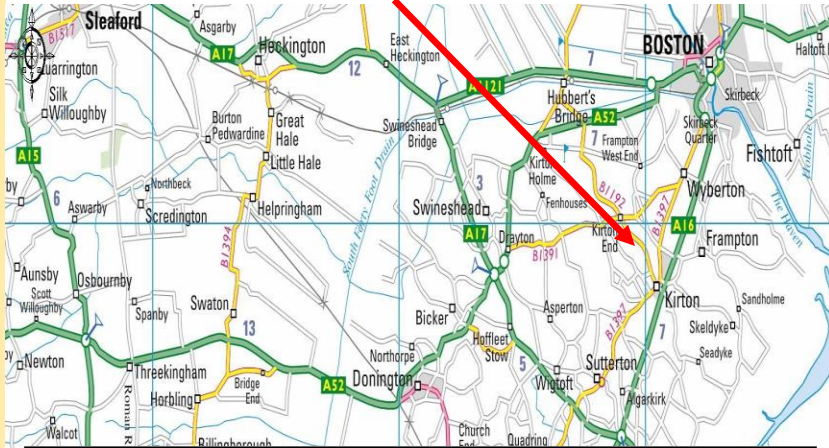
The site has planning consent for general B1 type uses. Additional uses will require a relevant change of use planning application to be made to the Local Planning Authority.



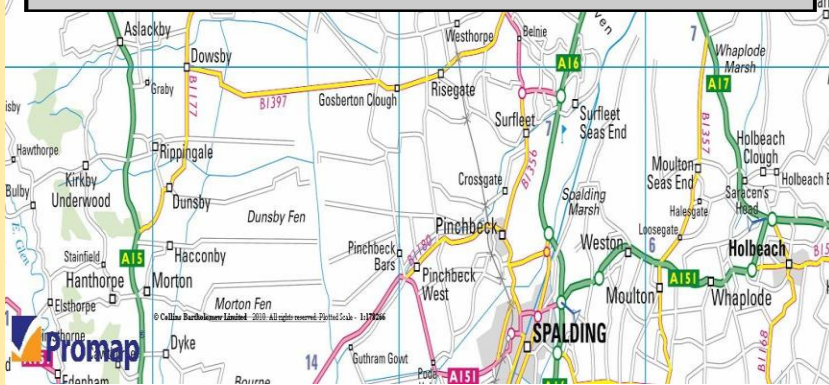
## LEASE TERMS

- 1 Term: Flexible lease terms are available
- 2 Lease: The lease will be on an internal repairing and insuring basis and the tenant will reimburse to the Landlord a relevant proportion of the annual Buildings insurance premium for the building.
- 3 Outgoings: The tenant will be required to pay all electric and water usage (separately metered). A 6% service charge will be payable in addition for the site maintenance/shared facilities block.
- 4 Business Rates: The tenant will be responsible for any Business Rates for the Unit. We understand, having inspected the Valuation Office website, the Unit has a Rateable Value of £9,300 (2017 List).
- 5 Contents Insurance: The tenant will be responsible for their own contents insurance.
- 6 Rent: £11,320 per annum, payable monthly in advance  
Plus 6% service charge detailed above.
- 7 Legal Costs: Each party will be responsible for their own legal costs.
- 8 Deposit: A security deposit equating to 3 months rent may be required at the commencement of the tenancy, depending on references, which will be required in the Usual way.

# Kirton BUSINESS PARK



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Under 0 **A+**

Net zero CO2

0-25 **A**

26-50 **B**

51-75 **C**

76-100 **D**

99 | **D**

101-125 **E**

126-150 **F**

Over 150 **G**

**TENURE** Leasehold

**SERVICES** Mains Water and electric are connected to the building and separated metered.

**BUSINESS RATES**

Rateable Value: £9,300 (2017 List)

Interested parties are advised to contact Boston Borough Council to ascertain the precise amount of Business Rates payable -Small Business Rates relief may be available.

**LOCAL AUTHORITIES**

Boston Borough Council, Municipal Buildings, Boston, Lincolnshire PE21 8QR  
CALL 01205 314200

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.

**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: S10859**

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.

**AGENTS ADDRESS**

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

**CONTACT FOR VIEWINGS**

T: 01775 765536