

# Secure 0.97 acre Storage Site Available To Let Leasehold

Ashby Road Business Park | Spilsby | Lincolnshire | PE23 5DW



External Storage Land Extending to 0.97 acres Available Immediately  
Thriving Business Park Available on New Full Repairing and Insuring Leases

Available To Let Leasehold  
£30,000 per annum Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

The historic market town of Spilsby is located approximately 130 miles to the north of London in the Lincolnshire Wolds.

Humberside Airport is approximately 20 miles to the north with the M180 motorway. Lincoln is approximately 20 miles to the west and Boston 17 miles to the south.

The town is located approximately 20 miles inland and benefits from the A16 trunk road and A52 and A158 coastal roads.

Spilsby has been a market town for more than 700 years and has a range of small supermarkets, public houses and restaurants.

Monday is market day, the town being located in the rolling Wolds extending north to Grimsby.

Ashby Road Business Park is located to the west of Ashby Road, to the north of the town centre.

## Description...

Ashby Road Business Park, formerly Tong Engineering, (now re-located) comprises 9 individual workspaces, offices and external storage land.

## Tenure...

Leases will be on Full Repairing and Insuring terms with a deposit held the equivalent of a quarter of a year's rent. Rent will be payable quarterly in advance and be subject to VAT.

The incoming tenant will be expected to contribute towards the legal fees relating to the preparation of the lease to a maximum of £1,000 plus VAT.

## Outgoings...

A service charge will be levied to cover the cost of maintaining communal areas such as the communal parking areas, CCTV system, electrically controlled security gate and other items calculated at 35p/sqft and reviewed annually.

Tenants will be expected to contribute towards an apportionment of the building insurance billed annually.

Electric supply will be sub-metered to each unit, some units contain WC's, other units benefit from use of the amenity block, costs of which will be covered by the service charge.

Tenants will be responsible for Business Rates which will be assessed by the Valuation Office upon completion of the split.

## Accommodation...

Storage Land	Part Surfaced Part Grassed	0.4 ha	0.97 acres	£30,000 pa
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## EPC...

The units have an Energy Performance Asset Rating C69. Full details are available on request.

## Viewing...

All viewings are to be made by appointment through the agent.

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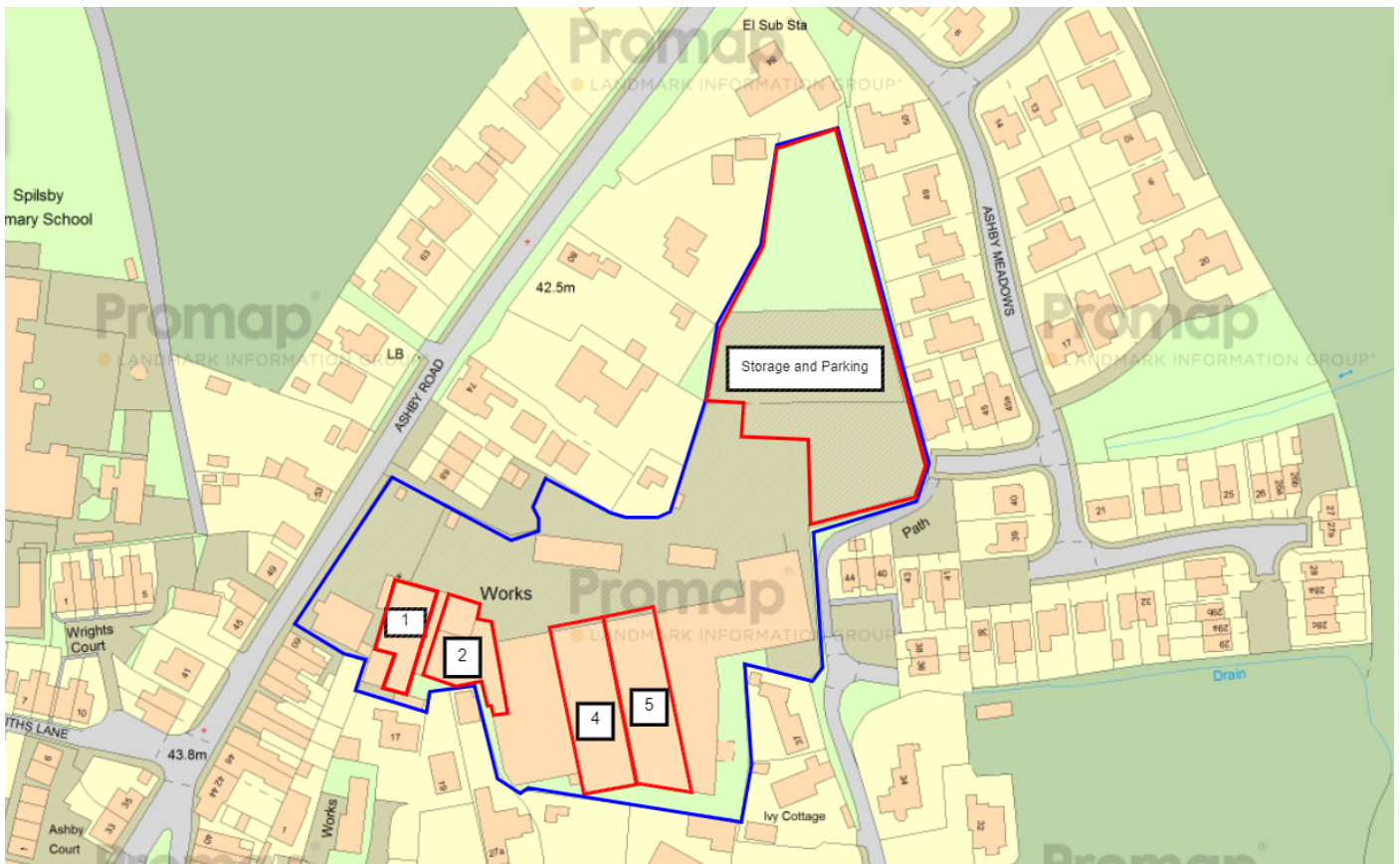


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