

EST 1770



Longstaff^{.COM}

SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



Apex Court, Pinchbeck, PE11 3UL

6 Apex Court, Spalding, Lincolnshire PE11 3UL

TO LET : Rent £20,000 Plus VAT Per Annum

- Modern Air Conditioned Ground and First Floor Offices
- Located in Spalding's Principal Commercial / Industrial Area
 - Situated alongside Spalding A16 Bypass

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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

LOCATION

Apex Court is situated in an excellent location just off the A16 Spalding Bypass. The Office Park is at the junction on Wardentree Lane (B1180) and the A16 and West Marsh Road. The surrounding area has seen significant commercial development over the years and is the prime business development area of Spalding.

Other occupiers in Apex Court include PSP IT Design & Development, Sunflower Lodge Childcare, Nationwide Produce/Vitaal UK Ltd.

ACCOMODATION

Ground Floor

Covered Front Entrance Area:

Reception Hall: 3.15m x 1.76m, staircase off.

Kitchen: 2.22m x 1.22m sink unit, wall mounted heater, water heater.

Disabled WC: Low level WC, wall mounted heater, wash hand basin, wide entrance door.

Separate WC: Low level WC, wall mounted heater, wash hand basin.

Main Office No. 1: 11.46m x 6.01m plus 3.60m x 3.12m (L Shaped).

First Floor

Return staircase to Landing with office accommodation off:

Office No. 2: 6.02m x 5.96m

Office No. 3: 9.14m x 5.42m plus 1.34m x 3.04m (L Shaped)

The offices have a fully integrated air conditioning and heating system with ceiling mounted units in all areas with the exception of the WC's and kitchen which have electric wall mounted heaters. The unit is fully fitted with LED lighting throughout and power points, double glazing and carpet tiles. There is an electronic door entry system, burglar alarm and fire alarm system.

Outside: There are 8 dedicated car parking spaces.



LEASE TERMS

The term is flexible and subject to negotiation. The lease will be on a full repairing and insuring basis to the tenant.

RENT

£20,000 plus VAT per annum.

SERVICE CHARGE

A service charge will be charged in addition to cover costs incurred in maintaining the estate – currently at £1,057.28 plus VAT per annum, payable quarterly in advance.

BUSINESS RATES

The tenant will be responsible for the payment of business rates.

RATEABLE VALUE

We understand from the VOA website that the property has a rating assessment of £15,750 with effect from 1st April 2023. Interested parties are advised to make their own enquiries by contacting South Holland District Council on 01775 761161.

LEGAL COSTS

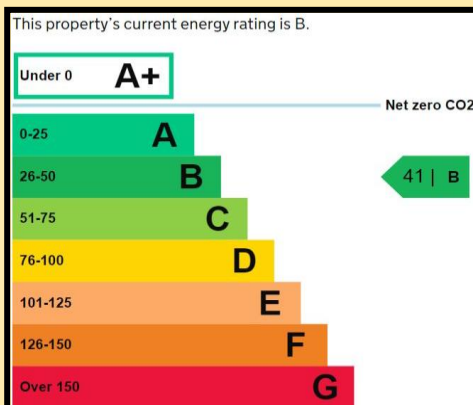
Each party to bear their own legal costs.

VIEWING

By prior appointment with R Longstaff & Co. LLP Commercial Department.

Tel 01775 765536 Email commercial@longstaff.com





SERVICES Mains water, electricity, drainage.

LOCAL AUTHORITIES

South Holland District Council
 Priory Road
 Spalding, Lincs PE11 2XE
 Tel 01775 761161

Anglian Water Customer Services
 PO Box 10642, Harlow, Essex
 CM20 9HA
 Tel 08457 919155

Lincolnshire County Council
 Newland, Lincoln, LN1 1YL
 Tel 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: S11112 (JULY 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.

ADDRESS

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

