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OFFICES TO LET - Rents from £425.00 pcm

The Henrith Business Centre,

3 Enterprise Way, Pinchbeck, Spalding, Lincolnshire, PE11 3YR

- **Modern Offices**
- **Partly Serviced with Car Parking Facilities**
- **Situated in one of Spalding's Primary Commercial/Industrial Area**
- **No VAT Payable on Rent**
- **Flexible Terms**

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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LOCATION

This attractive, modernised office building is located in one of Spalding's primary Commercial / Industrial Areas, on Enterprise Way, Pinchbeck. The property is situated close to Morrisons supermarket, as well as several office and commercial type occupiers.

Spalding has a population of approximately 34,500 people and lies adjacent to the A16 providing road communications to Peterborough – 20 miles to the south, Boston 14 miles to the north, and via the A17 Kings Lynn 23 miles to the east, with connections to the A1 at Peterborough, Stamford and Colsterworth. Spalding offers good educational and shopping facilities, together with the Springfields Outlet Shopping Centre close to the A16 / A151 junction.

Spalding is considered the capital of the fresh food industry and has a thriving commercial / industrial area just to the north of the town, where this property is located.

DESCRIPTION

The property comprises a modern, single-storey building of traditional brick and tile construction, and forms a 'U' shape to include The Business Centre at No. 3 Enterprise Way (on the east wing), and the adjoining occupiers of Steadfast Training in No. 5 Enterprise Way (on the west wing). Currently there are a number of individual occupiers within The Henrith Business Centre.

The offices were refurbished in 2019 and comprise LED lighting, are fully carpeted, have reflective glazing to all windows and heating is by wall mounted electric heaters. There is a serviced kitchen and WC facilities available for shared use.

The property is secure with fencing and access to the offices is via the east gateway. There is an electronic door entry system for entry to the building, and an intercom system installed in each office. The property benefits from substantial car parking areas to the side and rear and has pleasant landscaping at the front of the building, with outside lighting bollards.

AVAILABLE ACCOMODATION

<u>Room</u>	<u>M²</u>	<u>FT²</u>	<u>Monthly Rent</u>	
OFFICE 2:	19.05	205	£ 425.00	AVAILABLE
OFFICE 3:	17.26	186	£ 425.00	LET
OFFICE 4:	17.26	186	£ 425.00	LET
OFFICE 6:	16.6	179	£ 410.00	LET
OFFICE 5:	24.50	263	£ 550.00	LET
OFFICE 9:	9.54	103	£ 250.00	LET
OFFICE 10:	73.7	794	£1100.00	LET

TERMS

The Henrith Business Centre offers:

- Flexible terms
- Rent includes normal use of water
- Includes serviced WC and Kitchen facilities
- Individual offices
- Boardroom available for hire by separate negotiation

Electricity is metered and the Landlord will charge the Tenant on a monthly basis according to usage.

Business Rates:

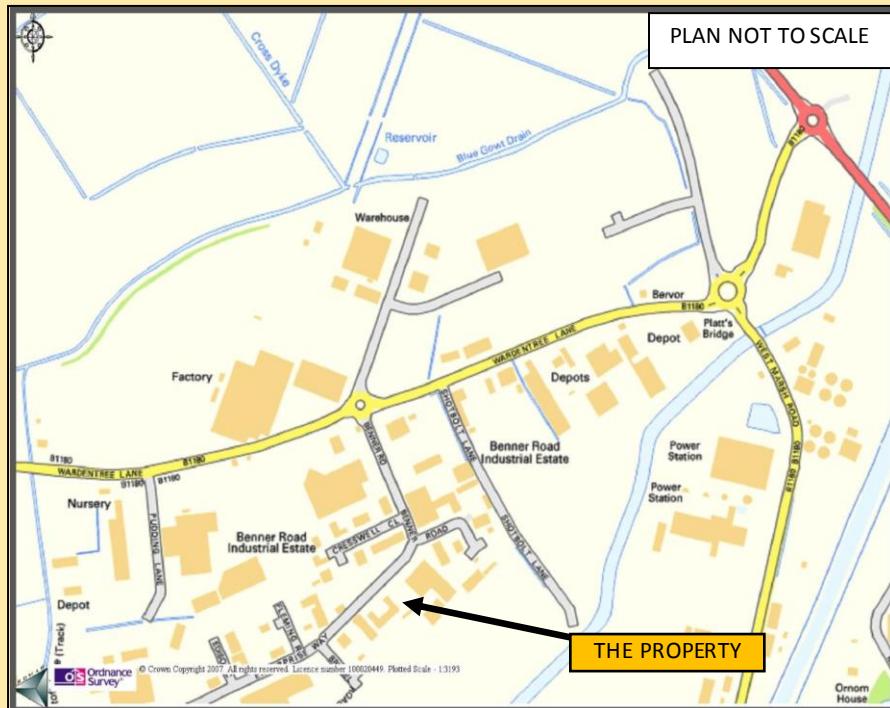
The occupiers are responsible for the payment of their own business rates, which are currently being reassessed. We would recommend that interested parties make their own enquiries with South Holland District Council as to the precise amount of rates payable relating to their particular circumstances. Small Business Rates Relief may be available for some occupiers.

Buildings / Contents Insurance:

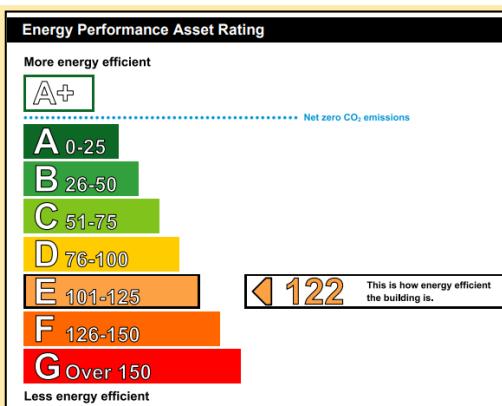
The Landlord will be responsible for buildings insurance, but the tenant will be responsible for arranging their own contents insurance.

Legal Costs:

The Agreement will be by way of a simple Licence and, therefore, no legal costs will be incurred.



Office 10



TENURE

The offices will be let by way of a Licence agreement.

SERVICES

We understand that mains electricity, water and drainage are connected. Heating is by wall mounted electric heaters. None of the services, heating systems or any other plant or equipment have been tested by the Agents and prospective tenants must rely upon their own investigations as to their condition and provision.

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.

Ref: S11038 (28/04/25)

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

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