

EST 1770



Longstaff^{.COM}

SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



Portacabin Store/Workshop and a selection of Individual First Floor Offices, Flaxmill Business Park,

Rents Ranging From £1,800 - £10,950 per annum, plus VAT

- Portacabin Storage Unit/Workshop 320 sq ft with 2 allocated parking Spaces.
 - Individual First Floor Offices to Let, recently redecorated.
 - Free On-Site Parking

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOCATION

Flaxmill Business Park, Pinchbeck, Spalding, Lincolnshire, PE11 3YP.

PORTACABIN STORAGE UNIT/WORKSHOP With 2 Allocated Parking Spaces.

Storage/Workshop Approximately 320 sq ft with 240V Supply and Lighting.

Rent: £1,800per annum plus VAT paid 1/2 yearly in advance - includes electricity

Deposit: 20% of Annual Rent.

ACCOMODATION

Recently re-decorated, individual first floor offices

Office 22A: Approximately 207 sq.ft. (19m²). Thermostatic timed radiator.

Rent: £3,950 per annum, plus VAT – includes electricity

Rateable Value: £1,650 2023 List

Office Suite 20 A,B,C First Floor offices with the benefit of HVAC Airconditioning/Heating System

Suite of 3 rooms To be leased as a whole.

Room 1 Approximately 420 sq. ft. (39 m²)

Room 2 Approximately 86 sq. ft. (8 m²)

Room 3 Approximately 215 sq. ft. (20 m²)

Rent: £10,950 per annum, plus VAT – **does not include electricity**

Rateable Value: £5,500 2023 List

TERMS

Rent also includes: Buildings Insurance, Water Rates, and use of Communal kitchen and toilet facilities.

Rent Excludes: Contents Insurance, Telephone, and electricity other than where shown to be inclusive.

Security deposit may be required.

RATES

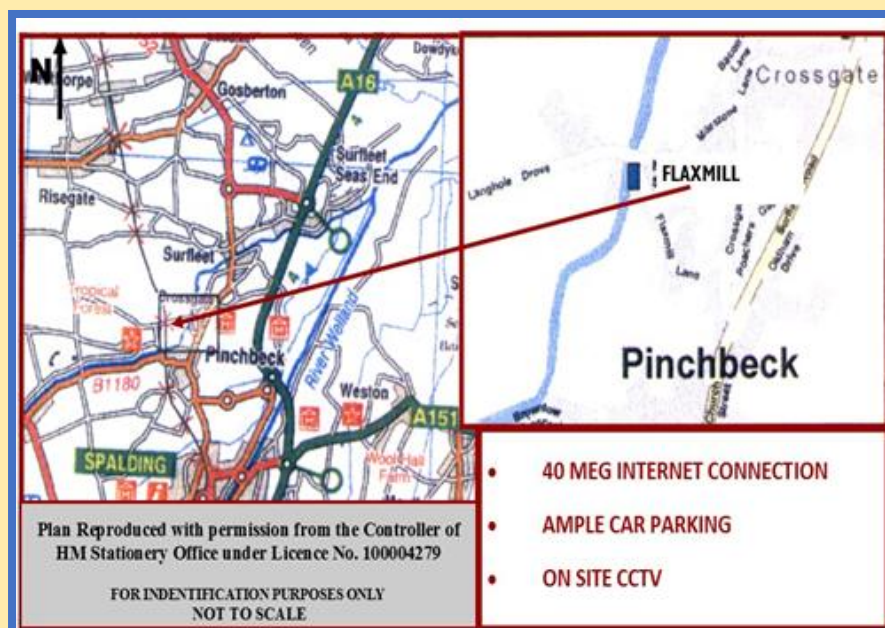
The tenant(s) will be responsible for the payment of all Business Rates. Interested parties are advised to make their own enquiries direct with South Holland District Council as to the precise amount of business rates payable and the possibility of any reliefs available.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

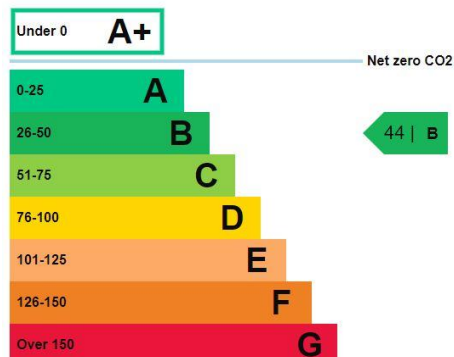
By appointment only contact R Longstaff & Co Tel: 01775 765536 – Email: commercial@longstaff.com



EPC 22a

Energy efficiency rating for this property

This property's current energy rating is B.



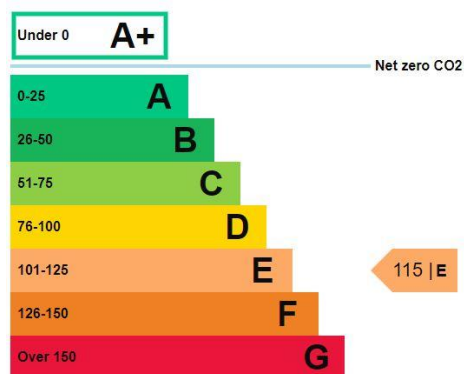
Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

EPC 20 A B C

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

TENURE Leasehold

SERVICES Mains water, electricity and drainage. Shared use of communal kitchen and toilet facilities

LOCAL AUTHORITIES

South Holland District Council
Priory Road, Spalding, Lincs. PE11 2XE
CALL: 01775 761161

Anglian Water Services Ltd
PO Box 10642, Harlow, Essex, CM20 9HA
CALL: 0800 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: S11148 (August 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. **CONTACT**
T: 01775 765531 E: commercial@longstaff.com
www.longstaff.com