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SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



Portacabin Offices

Millgate, Whaplode, Spalding, Lincolnshire PE12 6RT

Rent £5,000 per annum

Portacabin Offices

Available on Competitive Rents and Flexible Terms

To Let Separately - On-Site Car Parking - CCTV controlled site **

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOCATION

The site is situated in a pleasant rural location, a short distance to the south of the village of Whaplode, just off the A151 about midway between Holbeach and Spalding.

The available accommodation is located at the rear of the site and includes the following:

PORTACABIN OFFICES - AVAILABLE Overall 12.74m x 3.50m, split into 3 offices. Fluorescent lighting. A parking/storage area is available at the front of the portacabin.

UNITS 16/17 - LET

A double unit (formerly 2 units). Overall 16m x 14.88m (including Secure Store 3.43m x 2.52m, kitchen 2.09m x 2.13m, WC 3.62m x 2.12m with low level WC and wash hand basin), and paint spraying area.

Unit includes 2 No. 2 post lifts, and has 2 electrical roller shutter doors, a concrete floor, fluorescent lights, and CCTV cameras. An inverter is included to convert electric from a single to 3 phase supply.

These units have a covered canopy attached to the building, and parking area for approximately 6 cars.

LOCK UP GARAGE - LET 8.51m x 4.53m. Double opening doors. Concrete floor. Fluorescent light.

TERMS

The units are available to be let on a quarterly basis. The Landlord prepares the Tenancy Agreement.

RENT

Portacabin: £5,000 per annum exclusive - AVAILABLE

~~Units 16/17: £15,000 per annum exclusive - LET May 2023~~

~~Lock up Garage: £5,000 per annum exclusive - LET May 2023~~

OUTGOINGS

The Tenant(s) will be responsible for the payment of any Business rates and normal outgoings. All units have separate electricity sub meters.

MAINTENANCE

The Tenant(s) will maintain the interior of the premises and the Landlord maintains the exterior and fabric of the building. The Landlord gives no warranty for the 2 Post Lifts in the workshop.

BUILDINGS INSURANCE

The Tenant(s) to reimburse the Landlord the reasonable buildings insurance premium.

RATES

Only Units 16/17 are assessed for Business Rates. Rateable Value (2017 List) £4,750 (2023 List) £6,000

Interested parties are advised to make their own enquiries direct with South Holland District Council as to the precise amount of rates payable.

VIEWING

By appointment only. Contact R Longstaff & Co LLP, Commercial Department – 01775 765536 Email commercial@longstaff.com.

TENURE Leasehold

SERVICES Mains water (by meter) and electricity (via meter). Shared toilet facilities are available on the site for the lock up garage and portacabin.

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: S11140 (December 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

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