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SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



Commercial Land/HGV Parking Site, Wardentree Park, Pinchbeck, Spalding, PE11 3ZN

TO LET – RENT £30,000 plus VAT, per annum

- Hard Surfaced Yard of approximately 1 Acre
- Gated and Securely Fenced site
- CCTV and Flood lighting

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOCATION

The site is situated on the northern outskirts of Spalding, being in the middle of the Wardentree Lane Industrial area, close to the Morrisons roundabout. Via the A16, Boston lies 14 miles north, and Peterborough is approximately 20 miles to the south.

The Wardentree Lane Industrial estate houses several national transport operators, together with Trade Counters, Builders Merchants, and the recently established Starbucks, Greggs, Snap Fitness Gym and Toolstation development. The site lies at the end of Wardentree Park, adjacent to the Freshlinc transport hub facility.

DESCRIPTION

The property comprises a hard surfaced yard with secure perimeter fencing and gated access and is situated within the zoned employment area. The Landlord wishes to reserve the right within the letting to remove a portion of the land and if they should do so they would reconfigure the site so that it continues to have secure fencing and gated access.

Any facilities currently on site are to be removed by the Landlord prior to the letting, although cameras and CCTV infrastructure will remain on site.

Any Change of Use planning application would be subject to the Landlords' approval in the usual way.

TENURE

Leasehold.

RENT

£30,000 plus VAT per annum, payable quarterly in advance.

TERMS

The lease is to be agreed for a minimum 3 year term with other terms to be agreed. The lease to be contracted out of the Security Provisions of the Landlord & Tenant Act 1954 Part II.

DEPOSIT

The Landlord may require a security deposit equivalent to three months' rent to be paid at the commencement of the lease, dependent on references.

REFERENCES

References will be taken in the usual way.

BUSINESS RATES

Rateable Value: £13,000 (April 2023 List)

LEGAL COSTS

The Tenant will be responsible for the Landlords' legal costs and their own.

VIEWING

By appointment only.

Interested parties should contact R Longstaff & Co LLP – Tel 01775 765536

Email commercial@longstaff.com www.longstaff.com

SERVICES

Mains water, drainage and electricity (single phase). Interested parties must make their own enquiries for all utility requirements. The tenant to be responsible for all costs/outgoings.

LOCAL AUTHORITIES

South Holland District Council

Priory Road, Spalding. Lincolnshire PE11 2XE - **CALL: 01775 761161**

Anglian Water Customer Services

PO Box 10642, Harlow, Essex CM20 9HA - **CALL: 08457 919 155**

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.

APPARATUS AND SERVICES

No apparatus and/or services at this property have been tested by the agents and we cannot guarantee they are in working order. Prospective tenants are advised to check the availability of these with their solicitor or surveyor.

Ref: S11208/April '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.

CONTACT

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