

EST 1770



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Warehousing, Port Sutton Bridge, West Bank, Sutton Bridge, PE12 9QR

To Let – Rents from £ 72,500 plus VAT per annum exclusive

- Modern Warehouse buildings at commercial Port site
- Bulk stores 1 & 2 and Extension store - available individually or as a whole
 - Total size of buildings available - 45,886 sq ft (4,263m²)
 - Building sizes -11,248 sq ft up 17,319 sq ft. (1,045m²-1,609m²)
 - 'Port side services' available by separate agreement
 - Ideal for operators requiring Quayside throughput
 - Easy Access to A17

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOCATION

Sutton Bridge is an attractive and historic market town at the eastern extent of Lincolnshire, on the border to Norfolk. Spalding is located approximately 17 miles to the west via the A17/A16, with Kings Lynn 11 miles to the east via the A17. The A1(M) junction 17 at Peterborough lies approximately 20 miles to the southwest. The A17 is the main arterial road linking Newark to Kings Lynn.

The warehouse site lies on the west bank of the River Nene, within the facility known as 'Port Sutton Bridge' (PSB), which has full Customs and Excise controls, CCTV, security and weighbridges.

The Port is trading and has a 350m wharf which accommodates vessels up to 120m length, and 5,000 DWT, with draught of 6 m at Spring Tide. Nearby large occupiers include Roffe's Transport, Boud Minerals.

Numerous goods can be imported/exported through PSB including but not limited to sand, aggregates, SRF, RDF, Timber products, steel products, agricultural products such as wheat & soya, salt, and cement.

The buildings would ideally suit tenants who require Quayside throughput.

DESCRIPTION

The site has 3 access points off a single carriageway road suitable for HGV access, which runs via West Bank from the A17. A circular route between the buildings is used to service the warehouses.

The available warehouses comprise the Bulk Store buildings. All are of steel portal frame construction with Metal sheet profile cladding to walls, composite sheet/metal profile sheeting to roofs, concrete floors, high bay lighting and large roller shutter doors to the front.

Some of the Bulk store buildings have concrete partitioning sectioning to the internal areas.

ACCOMMODATION

		m ²	sqft
Bulk store 1:	59.6m x 27m	1,609	17,319
Bulk store 2:	59.6m x 27m	1,609	17,319
Ext store :	53.6m x 19.5m	1,045	11,248

Shared WC/Amenities are available in the adjacent Port Office building.

TERMS

Full repairing and insuring lease on minimum 5 year term, with Rent review at the end of year 3. Contracted out of the Landlord and Tenant Security Act 1954 Part II.

RENTS

Bulk store 1:	£85,000 per annum plus VAT
Bulk store 2:	£85,000 per annum plus VAT
Extension store :	£72,500 per annum plus VAT

A separate service charge will be made for use of the shared WC/Changing facilities, according to user.

OUTGOINGS/BUSINESS RATES

The tenant(s) to be responsible for all outgoing (electric and water) and Business Rates. The warehouses are presently assessed for Business rates within the Port Sutton Bridge Assessment, and until a separate assessment is issued, Business Rates payable relating to the relevant buildings will be charged to the Tenant(s) by the Landlord.

LEGAL COSTS

Each party to bear their own costs

VIEWING

By appointment only.

PLANNING

The site has planning consent for a Port use, with associated warehousing and storage.





TENURE To be let on lease

SERVICES Mains Electricity (3 phase) by sub meters. Prospective tenants must make their own enquiries as to the availability of services and capacities. WC facilities are available in shared use with other occupiers of the site.

LOCAL AUTHORITIES

South Holland District Council
Lincolnshire County Council

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.

SIZE ACCURACY

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: S11175 May 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.

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