

EST 1770



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COMMERCIAL PREMISES, GLENSIDE BUSINESS PARK

Glenside South, Pinchbeck, Spalding PE11 3SA

TO LET : Rent - £18,000 Per Annum, Plus VAT (If Applicable)

- Substantial Modern Accommodation
- Gross Internal Area Approximately 5,093 sq.ft.
- Currently arranged as office but suitable for alternative uses to include Light industrial, Storage, Retail, Leisure or Medical Use

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



LOCATION

The property is located to the west of the village of Pinchbeck (1 mile) on the B1180 which runs alongside the River Glen. Road connections provide easy access to Bourne (9 miles), Spalding (3 miles), Boston (15 miles), Peterborough (20 miles) and beyond. There are various services nearby including primary and secondary schools, as well as a thriving local economy driven by the food industry.

DESCRIPTION

The property consists of a substantial 3 Bay range of Commercial Buildings, which includes a mixture of open plan and cellular offices, with meeting rooms and general open plan office. The property has kitchen and toilets facilities within the area offered to let.

The offices generally have suspended ceilings, recessed lights, oil central heating, perimeter trunking and electric heating (to part). The area could alternatively be used for Light industrial, storage, retail, leisure, or medical use. On site parking adjacent to the buildings is available.

ACCOMMODATION

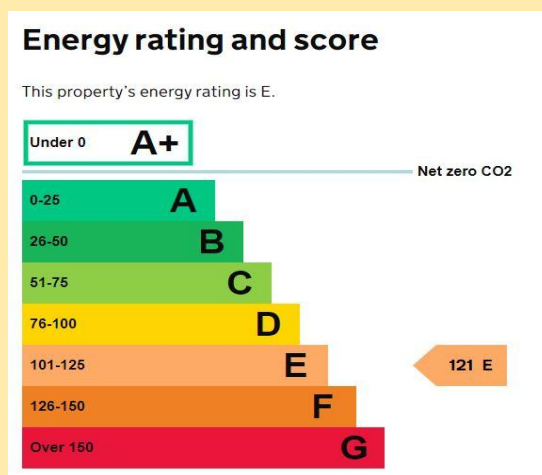
Net Internal Area of Buildings	507.34m ²	5,461 sq.ft.
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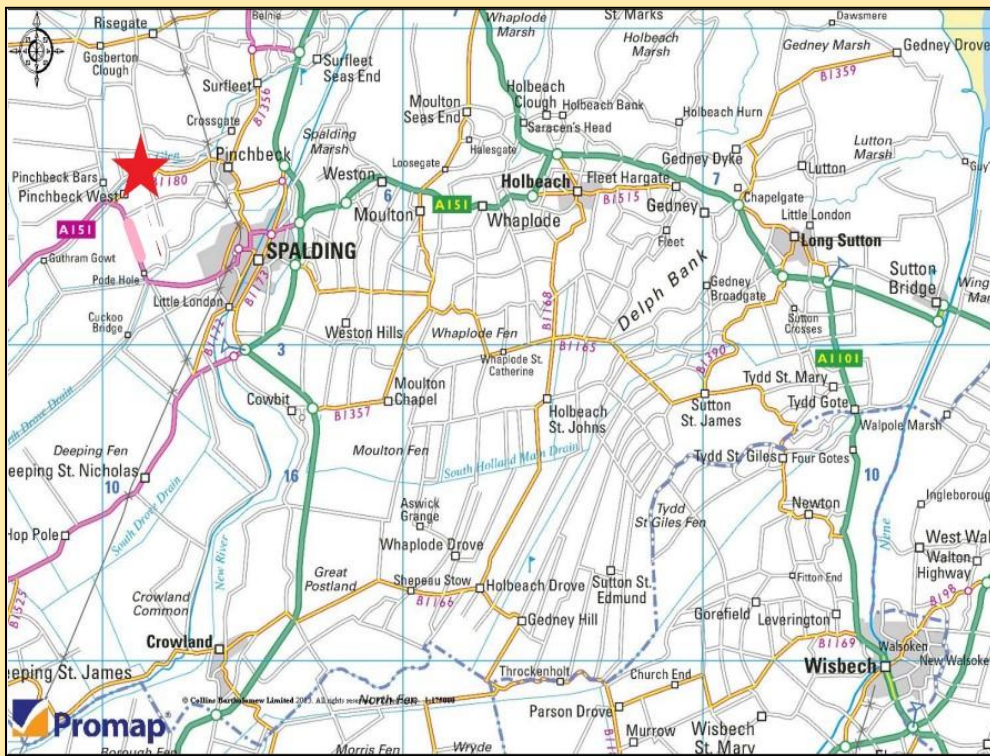
RIGHTS OF WAY

The property is subject to a vehicular right of way over the eastern side of the site in favour of the farmland to the rear and to the other parts of the property.

LEASE TERMS

- 1 TERM: The lease term is by negotiation.
- 2 RENT: £18,000 Per Annum, plus VAT (if applicable)
- 3 BUSINESS RATES: Rateable Value: £24,250 (2023 List).
Interested parties are advised to make their own enquiries direct with South Holland District Council as to the precise amount of rates payable.
- 4 OUTGOINGS: The tenant will be responsible for the payment of normal outgoings.
- 5 BUILDINGS INSURANCE: The tenant will reimburse to the Landlord the reasonable buildings insurance premium in respect of the accommodation occupied.
- 6 MAINTENANCE: The tenant will be responsible for keeping the property in repair.
- 7 LEGAL COSTS: Each party will be expected to pay their own legal costs incurred in the preparation of the lease.
- 8 PLANNING: All interested parties should make their own enquiries direct with South Holland District Council to confirm their proposed use would be appropriate.
9. SERVICES: We understand the property benefits from mains electricity and water. Foul drainage is through an on-site private drainage system. We have not carried out tests on any of the services or appliances and interested parties should arrange their own tests to ensure are in working order.
Heating is via an oil boiler located in the adjacent warehouse.
10. VAT: Our client reserves the right to charge VAT.





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. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

Ref: S11024/Apr 24

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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E: commercial@longstaff.com
www.longstaff.com

VIEWINGS

Strictly by appointment only.