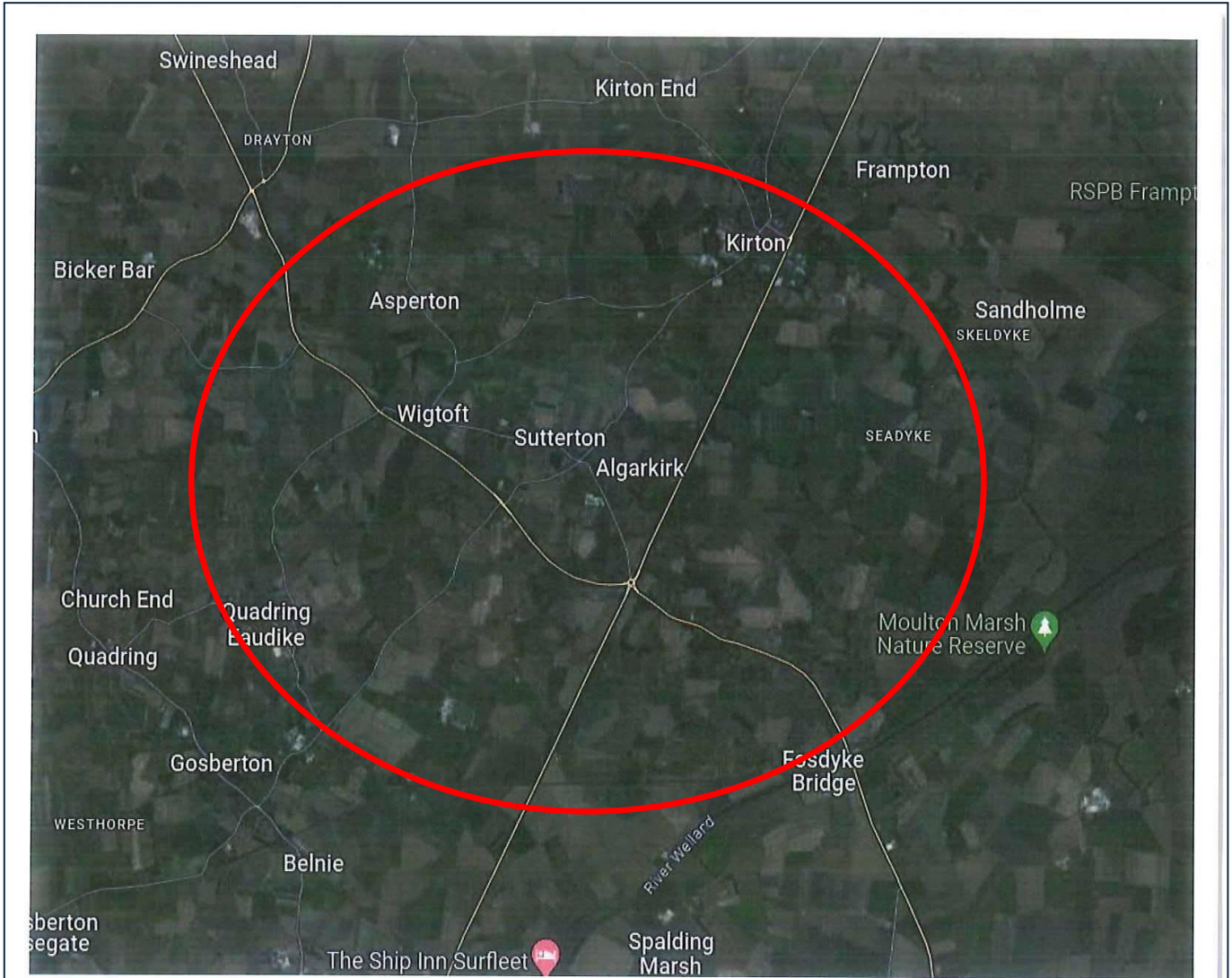


EST 1770



# Longstaff<sup>.COM</sup>

SPALDING COMMERCIAL: 01775 765536 [www.longstaff.com](http://www.longstaff.com)



## Vehicle Workshop Unit, Algarkirk, Boston, Lincolnshire

**Rents - From £15,000 plus VAT, per annum (plus VAT if applicable)**

- Gross Internal Area 2,675 sq.ft.
  - Flexible Terms
- Agricultural, Vehicle Repair and Other Uses
  - Shared Yard Facilities
  - Yard Parking Areas

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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

## LOCATION

Mid way between Spalding and Boston.

## DESCRIPTION

Vehicle Repair Workshop Unit	12.0m x 18.3m
Lean To	12.0m x 3.11m
Rear Stores	2.4m x 12.4m
Workshop, Heater with Oil Tank	
Generous concrete apron	
Concrete floor	
Double sliding doors	8.48m wide x 5.14m high
3 Phase and single phase electrics	
Air lines with compressor	
Clear spans	
Modern, energy efficient lighting	
Communal toilet facilities	
Inspection Pit	

## LEASE TERMS

Flexible terms – 12 month minimum lease  
Rent is exclusive of all outgoing and Business Rates (if applicable)  
Quarter's security deposit required

## RENT

From £15,000 per annum payable quarterly in advance, plus VAT if applicable.

**SERVICES** Mains electric (three phase and single, water. Shared use of communal toilets.

## LOCAL AUTHORITIES

**Boston Borough Council**  
Tel: 01205 314305

**Lincolnshire County Council**  
Tel: 01522 552222

## PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. Any areas, measurements or distances are approximate. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

**Ref: S11421 March 2024**

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