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## UNIT 5 ABBISSGATE, ENDEAVOUR WAY, SUTTERTON ENTERPRISE PARK, SUTTERTON, BOSTON, LINCOLNSHIRE, PE20 2JA

**Rent - £12,000 Plus VAT Per Annum and Service Charge**

- Modern Mid Terrace Light Industrial Unit on Modern Industrial Estate
- Approximate Gross Internal Area 173m<sup>2</sup> (1,861 sq. ft.)
- External Eaves Height About 5.5m
- Internal Office Space and with First Floor Mezzanine Area

SPALDING 01775 766766    GRANTHAM 01476 565371    BOURNE 01778 420406

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



## LOCATION

The site is situated approximately 6 miles south of Boston and 10 miles north of Spalding. Peterborough is approximately 25 miles to the south west. Sutterton Enterprise Park is situated close to the junction of the A16 / A17 trunk roads, which is the main vehicular corridor from the East Midlands to East Anglia.

## DESCRIPTION

Unit 5 comprises a modern insulated Warehouse of steel portal frame construction with insulated profile cladding to the walls and roof. The building includes an Office area, Mezzanine area above and WC facilities. There is parking to the front and the property benefits from three phase electricity. The Unit has a tarmacked vehicular access from Endeavour Way which is used by other adjoining occupiers.

## ACCOMMODATION

Overall 19.32m x 8.95m including integral Office/s, WC and store.

<b>ENTRANCE HALLWAY:</b>	Laminate wood flooring, Fire Alarm Panel, electric wall heater.
<b>OFFICE:</b>	<b>5.70m x 3.13m</b> Laminate flooring, fluorescent lights and electric wall heater
<b>DISABLED WC:</b>	WC, wash basin, electric water heater, and electric panel heater.
<b>WAREHOUSE:</b>	<b>19.32m x 8.95m (max)</b> Electric roller shutter door (3.6m wide x 4.3m high), rear Fire door, concrete floor. Fluorescent and high bay lights, and roof lights.
<b>FIRST FLOOR MEZZANINE:</b>	<b>9.16m x 3.15m</b>
<b>OUTSIDE:</b>	To the front of the property is a concreted apron and a joint central tarmac roadway which provides communal car parking.

**FLOOR AREA:** On a gross internal floor area basis the property extends to approximately 172.91m<sup>2</sup> (1,861 sq.ft.)

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**LEASE TERMS:**

**TERM:** The Lease is for a term of years to be agreed. The Lease to be contracted out of the Security Provisions of the Landlord & Tenant Act 1954 Part II.

**RENT:** £12,000 plus VAT per annum.

**SERVICE CHARGE:** An annual service charge will be levied to cover costs incurred in maintaining the estate, in the sum of £605.33 plus VAT per annum (2024 year).

**PLANNING:** Prospective Tenants are advised to carry out their own investigations with the Local Authority and ensure that their intended use for the property is satisfactory to the existing planning consent.

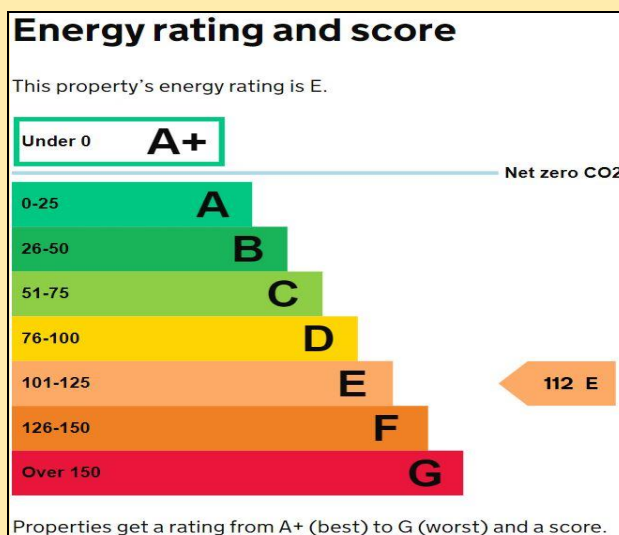
**BUSINESS RATES:** Rateable Value: £7,300 (2023 List)  
Interested parties are advised to make their own enquiries direct with Boston Borough Council as to the precise amount of business rates payable and the possibility of any reliefs available.

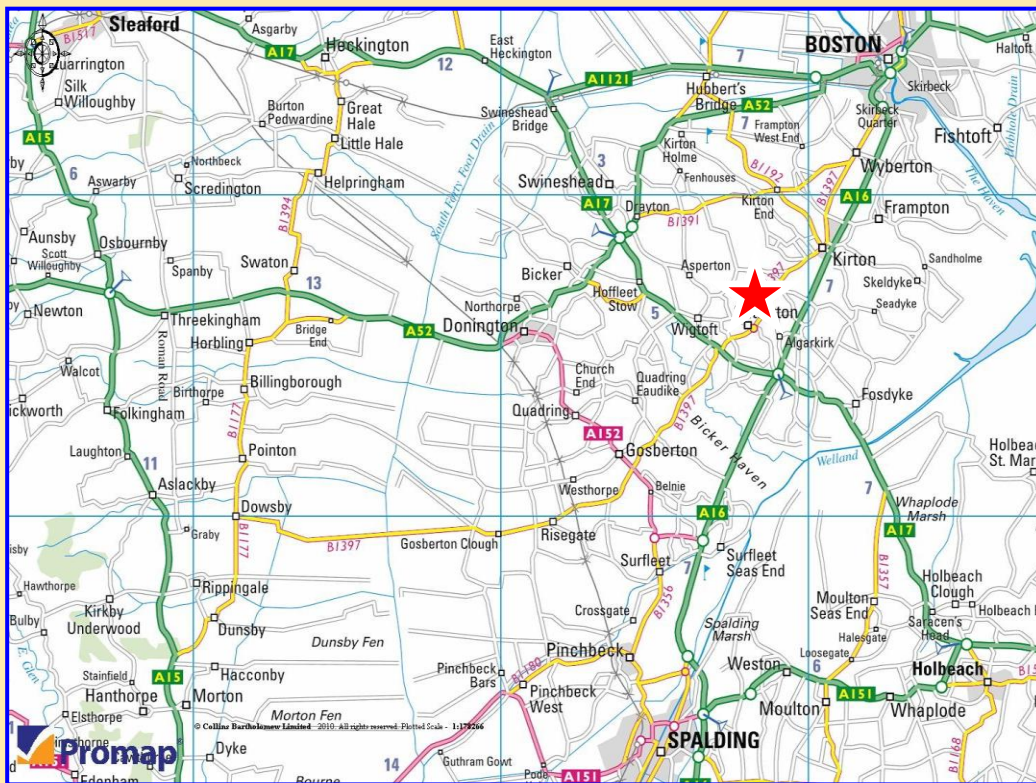
**REPAIRS & MAINTENANCE:** The Tenant is responsible for full internal and external repairs to the property.

**BUILDINGS INSURANCE:** The Tenant reimburses to the Landlords the reasonable buildings insurance Premium.

**LEGAL COSTS:** Each party will be responsible for bearing their own legal costs.

**DEPOSIT:** A 3 month security deposit will be required. References will be taken in the usual way.





#### SERVICES

Mains water, drainage and electricity (single and three phase).

#### LOCAL AUTHORITIES

Boston Borough Council, Municipal Buildings, West Street, Boston, Lincolnshire PE21 8QR

**CALL: 01205 314200**

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 / Ref: S11453

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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.

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