

EST 1770



Longstaff.COM

SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



Unit 6 Stumps Lane Industrial Estate, Spalding, Lincolnshire, PE12 6AT

TO LET : Rent £12,500 per annum

- Storage Unit of 220m² (2,372 sq.ft.)
 - Extensive on-site parking
- Close to Springfields Outlet Shopping Centre and the A16 Spalding Bypass
 - Flexible Term
 - Available Immediately

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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

LOCATION

The property is situated on the northeast side of the market town of Spalding and is a short distance from the Springfields Outlet Shopping Centre and Festival Gardens, which are a major attraction for the town of Spalding.

PLANNING

The property has been last used for a leisure use, but previously was used for warehousing, light industrial and some retail and trade displays of plumbing, heating and home improvement materials.

THE PROPERTY

UNIT 6 is overall 24m deep x 8.73m wide (lower roof height on rear part), and with some internal stanchions.

ANCILLARY AREA – 5.66m x 1.9m comprising Rest Room, Lobby and Separate WC.

Approximate Gross Internal Floor area: 220m² (2,372 sq.ft.).

The existing front door is to be removed and a roller shutter with removable personnel door reinstated.

LARGE GRAVELLED CAR PARK to front of the property with entrance through double metal gates from Stumps Lane.

OTHER YARD AREAS may be available for the individual units depending on user.

LEASE TERMS

Rent: £12,500 per annum.

Term: The unit is offered on a three year lease but this could be longer or shorter if required. A long lease would be subject to upwards only 3 yearly rent reviews. The landlords are willing to agree to break clauses in any proposed lease in favour of the tenant subject to the usual conditions.

The lease will be contracted out of the Security Provisions of the landlord and Tenant Act.

Maintenance and Insurance:

The units offered on a full repairing and insuring lease to the tenant. The Landlords will be responsible for the maintenance of common areas.

Outgoings and Business Rates:

Normal outgoing and business rates will be payable by the tenants.

Legal Costs:

Each party will be responsible for their own legal costs.

Security Deposit:

The Landlords may require a security deposit equivalent to three months' rent to be paid at the commencement of the lease in addition to the first quarters rent.

SERVICES – Mains water and electricity. Private drainage.

LOCAL AUTHORITIES

South Holland District Council

Priory Road, Spalding, Lincolnshire, PE11 2XE

Anglian Water Customer Services

PO Box 10642, Harlow, Essex, CM20 9HA

Lincolnshire County Council

County Offices, Newland, Lincoln, LN1 1YL

PARTICULARS CONTENT / Ref: S11504

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. Floor plans are provided for illustrative purposes only and are not necessarily to scale. 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.

ADDRESS / CONTACT

5 New Road, Spalding, Lincolnshire, PE11 1BS

T: 01775 765536 E: commercial@longstaff.com

www.longstaff.com

