

EST 1770



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## Commercial Premises

**Hawthorn Bank, Spalding, Lincolnshire PE11 1JJ**

**TO BE LET AS A WHOLE : Guide Rent - £90,000 Plus VAT Per Annum**

- Approximately 44,591 sq.ft.) ( 4,142m<sup>2</sup>) Gross Internal Floor Area of Packhouse, Coldstores and Offices  
Plus Plant Rooms
  - Site Area Approximately 3 Acres
  - Convenient Location to the A16

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



### GENERAL DESCRIPTION

The property has until recently operated as a Fresh produce Packing Facility and includes the opportunity for temperature controlled and ambient storage facilities. It is sited on the south side of Spalding and extends to approximately 3 Acres. The position provides easy access via the A16, to the south via the A1, and A17 and to the A1 connection at Newark to the west and East Anglia to the east. The property is well located and within easy reach of the following centres:

- Boston (16 miles)
- Sleaford (23 miles)
- Grantham (28 miles)
- Stamford (21 miles)
- Peterborough (21 miles)
- Newark (42 miles)
- Grimsby (61 miles)
- London (105 miles) (all mileages quoted are approximate)

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#### The main areas of the property comprise:

<b>SITE:</b>	<b>Approximately 3 Acres</b>		
<b>PACKHOUSE / COLD STORES:</b>	<b>3,168.6m<sup>2</sup></b>	<b>34,107 sq.ft.</b>	<b>GIA</b>
<b>GROUND FLOOR OFFICES / FACILITIES BLOCK:</b>	<b>590 m<sup>2</sup></b>	<b>6,350 sq.ft.</b>	<b>GIA</b>
<b>FIRST FLOOR OFFICES:</b>	<b>384.1m<sup>2</sup></b>	<b>4,134 sq.ft.</b>	<b>GIA</b>
<b>TOTAL:</b>	<hr/> <b>4,142 m<sup>2</sup></b>	<hr/> <b>44,591 sq.ft.</b>	
<b>Plus Plant rooms</b>			

The buildings are of steel portal frame construction, with part brick / composite sheet walls and roof. The floors are concrete, and the buildings have fluorescent lights throughout. The older parts of the Packhouse buildings have Polystyrene white wall panels, with newer parts having Rockwool panels. The offices and amenities block provides substantial office accommodation, as well as canteen and toilet facilities and links to the main warehouse areas.

### EXTERNALLY

The main site is securely fenced and has double steel security gates, and flood lights to all outside areas. The site has a concrete approach roadway, and concreted areas to the front of the buildings and offices provide ample access and good manoeuvring areas for HGVs. There is a large area of concreted yard to the rear of the main buildings and a hard surfaced/ grassed areas beyond. A private drainage system is located in the rear of the site.

## ACCOMMODATION

**GROUND FLOOR OFFICES, comprising Reception, Board Room, various offices, WC's**



**FIRST FLOOR OFFICES, comprising Main Open Plan offices, Front Offices, Open Plan Rear Offices and further WC facilities**



**AMENITIES AREA comprising Canteen, Lockers, Changing Rooms**



**PACKHOUSE – Doors off to QC area, Printroom, Cold Stores and Goods In and Despatch**

**BOILER/PLANT ROOM** New gas boiler, and Hot Water System

**COLD STORES** comprising 6 Cold Stores – most racked – and temperature controlled to 1C



**PACKAGING STORE LEADING TO FORKLIFT CHARGING AND SIDE DESPATCH**

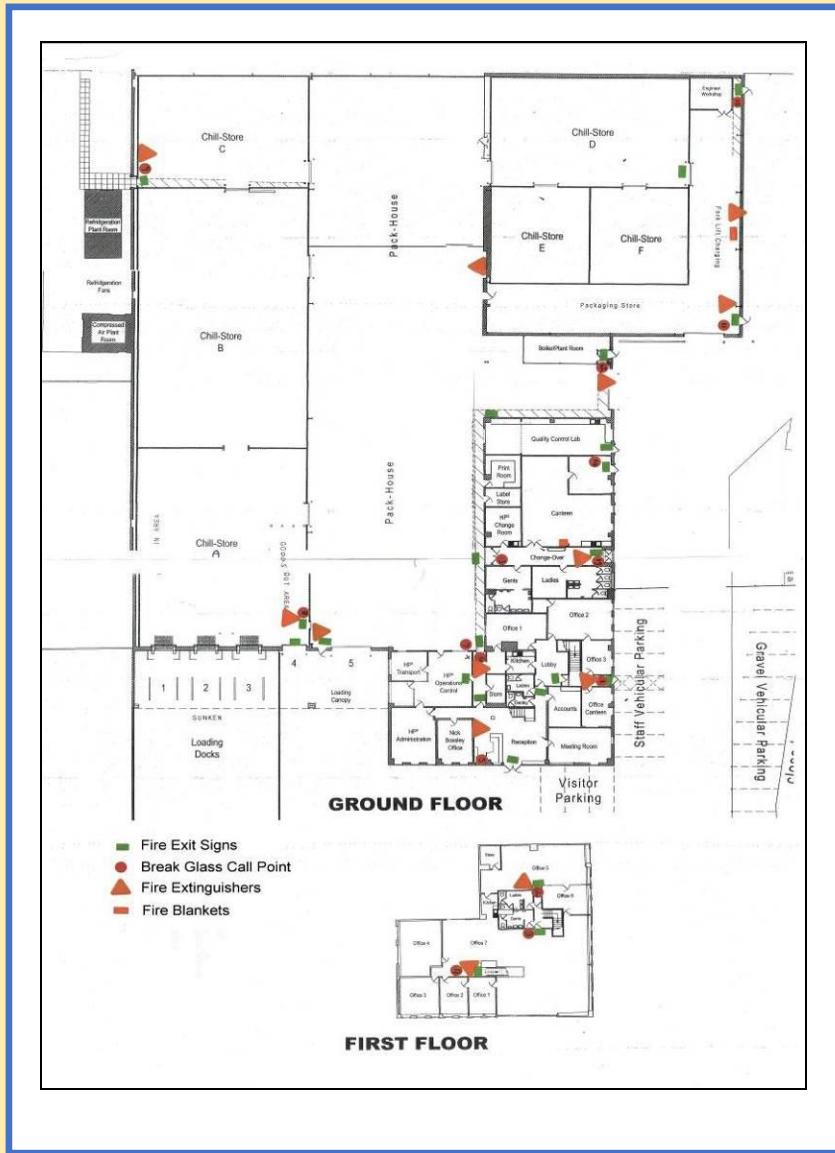
**MAIN DESPATCH** – also temperature controlled to 4C and White Walled, with 3 sunken loading bays and 1 level loading bay, Further level loading bay.



## LEASE TERMS

<b>TERM:</b>	3 year lease term. The lease will be contracted out of the Security Provisions of the Landlord & Tenant Act.
<b>GUIDE RENT:</b>	£90,000 per annum plus VAT as a whole – payable quarterly in advance.
<b>OUTGOINGS &amp; BUSINESS RATES:</b>	All normal outgoings and Business Rates will be payable by the tenant. Rateable Value: £155,000 (2023 Rating List) Interested parties are advised to contact South Holland District Council regarding the precise amount of Business Rates payable on 01775 761161.
<b>REPAIRS:</b>	The tenant will be responsible for all internal and external repairs and decorations. A photographic Schedule of Condition will be prepared at the commencement of the tenancy.
<b>BUILDINGS INSURANCE:</b>	The reasonable buildings insurance premium will be reimbursed by the tenant to the landlord.
<b>USE:</b>	<b>Packing, Storage and Distribution</b> Other uses may also be considered, subject to seeking formal Planning Consent, but the proposed use of the property will be subject to the Landlord's consent in the normal way.
<b>LEGAL COSTS:</b>	Each party will be responsible for their own legal costs.
<b>PLEASE NOTE:</b>	The Landlord will require the usual Bank, Accountant's and Trade references and will require a security deposit equating to one quarter's rent.
<b>SERVICES:</b>	We understand there is a 400Kva electric supply to the site (single and three phase), and gas and mains water are also connected to the property.
<b>PLANNING CONSENT:</b>	We understand that use of the site as a Packhouse facility is an established use, and a further Temporary Planning consent for an extension to the Cold store was also granted in 2021 but has not yet been implemented.
<b>LOCAL AUTHORITIES:</b>	
District & Planning:	South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE CALL: 01775 761161
Water & Sewerage:	Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA CALL: 08457 919155
County & Highways:	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL CALL: 01522 552222





**SERVICES**

Mains electric, water and gas. Foul drainage to a private system

**PARTICULARS CONTENT**

R. Longstaff & Co LLP, their dients and any joint agents a cept no responsibility for any statement that may be made in these parti culars. 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 gi ve any representations or warranties in relation to the property ei ther here or elsewhere, ei ther on their own behalf or on behalf of their dient(s) or otherwise. All 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: S11375**

**ADDRESS**

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**CONTACT**

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