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SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



Warehouse with Offices, Northgate, Pinchbeck, PE11 3SQ

Rent: £21,750 per annum plus VAT

- Warehousing, part with mezzanine, and adjoining Office/Facilities Block
- Convenient location to Spalding, in established Industrial area
- Gross Internal area - 6,847 sq.ft including mezzanine

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



LOCATION

The property is situated on the western side of Pinchbeck in the middle of a larger warehousing site. The location provides easy access via the A16 to the A1 connection at Peterborough to the south. The property is also within easy reach of Boston (10 miles) and Peterborough (16 miles).

DESCRIPTION

The property comprises modernised warehousing, part with mezzanine, and offices, and having parking and shared use of yard areas. The building has one large electric sectional up and over door to the rear (4.5m wide x 4m high), and internal as well as separate personnel door entrances to the offices. The main building has an eaves height of 5.25m, and height to the underside of the mezzanine is 2.60m. The building has concrete floors and the building have high bay sodium and fluorescent lights.

Other buildings on the site are currently in use by the Landlord.



ACCOMMODATION

WAREHOUSE

AREA UNDER MEZZANINE:	20.59m x 14.79m
MEZZANINE:	17.20m x 12.6m max with 2 staircases and loading bay
SIDE WAREHOUSE:	20.45m x 6.13m

INTERNAL STEPS UP TO:

OFFICE:	5.46m x 3.08m
KITCHEN:	2.29m x 3.08m, range of base and wall cupboards, worktops and stainless sink
WCs:	LADIES: 2 Low level Wc's and Wash hand basin GENTS: 1 Low level Wc and Wash hand basin

TERM

To Let for a minimum of a 3 year Term. Contracted out of the Landlord and Tenant Act 1954 Part II Security Provisions.

RENT

£21,750 per annum plus VAT payable quarterly in advance

REPAIRING OBLIGATIONS

The tenant will be responsible for the maintenance of the premises and a schedule of condition will be prepared at the commencement of the tenancy. The tenant will not be expected to return the building in any better state than found at the commencement.

OUTGOINGS/BUSINESS RATES

The Tenant will be responsible for Business Rates and all utility costs.

BUILDINGS INSURANCE

The landlord will pay the Buildings Insurance Premium and recharge to the tenant. The tenant will be responsible for the insurance of their contents.

USE

The use of the buildings is for storage only.

LEGAL COSTS

Each party will be responsible for their own legal costs.

REFERENCES/DEPOSIT

The Landlord will undertake references, and a deposit of 3 months rent will be payable at the commencement of the tenancy.

GENERAL INFORMATION

SERVICES:	Mains electricity (single phase) and water, and drainage is to a shared private drainage system.
VIEWING:	Strictly by appointment with R Longstaff & Co LLP - Commercial Department - Call: 01775 765536 Email: commercial@longstaff.com

AVAILABILITY: The property is available immediately



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. All 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.

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: S11618 11/24

ADDRESS

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