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FIRST FLOOR OFFICES, 3 APEX COURT, SPALDING, LINCOLNSHIRE PE11 3UL

TO LET : Rent - £10,000 Per Annum Plus VAT

- Modern First Floor Offices with shared Ground Floor facilities
- Approximate Net Internal Office Area 91.07m² (980 sq.ft.)
- Plus 8.27m² (89 sq.ft.) Shared Use Areas
- Located Close to Spalding Bypass (A16)
- Situated in Spalding's Principal Commercial / Industrial Area

SPALDING 01775 766766

BOURNE 01778 420406



LOCATION

Apex Court is situated in an excellent location just off the A16 (Spalding Bypass). The Office Park is at the junction of Wardentree Lane (B1180) and the A16 and West Marsh Road. The surrounding area has seen significant commercial development over recent years and is the prime business development area of Spalding. This has been developed with a number of operations, many serving directly or indirectly, the fresh food industry with ancillary transport facilities as well as a number of other operations.

Kings Lynn is approximately 26 miles distance, the centre of Boston is about 13 miles, Grantham 28 miles, Sleaford 24 miles and Peterborough 16 miles. Other occupiers in Apex Court include PSP IT Design & Development, Sunflower Lodge Childcare and Allied Health Care.

DESCRIPTION

- Air Conditioning
- Suspended Ceilings with Integrated High Efficiency Lighting
- Fully Carpeted Throughout
- Double Glazed Aluminium Framed Windows
- Electronic Door Entry System
- Feature Staircase with Polished Stainless Steel Hand Rails
- Oak Finished Internal Doors

USE

The existing planning consent is for B1 use.

ACCOMMODATION

COVERED FRONT ENTRANCE CANOPY:

GROUND FLOOR

RECEPTION HALL:	3.15m x 1.76m, security door release button, staircase off.
KITCHEN:	1.22m x 2.24m, sink unit, cupboard and drawers, fitted fridge, hot water heater, part tiled surrounds, eye level cupboard, electric wall heater.
DISABLED WC:	Low level WC, wash hand basin, part tiled.
SEPARATE WC:	Low level WC, wash hand basin, part tiled, electric wall heater.

The above accommodation is shared with the tenant of the ground floor accommodation.

Open Stairwell to:

FIRST FLOOR

RECEPTION OFFICE:	7.22m max x 2.38m max
OFFICE NO. 1 (Front):	6.72m x 3.98m
OFFICE NO. 2 (Rear):	4.21m x 5.14m
OFFICE NO 3 (Rear):	2.59m x 3.61m
OFFICE NO 4 (Rear):	4.55m x 3.61m

Approximate Net Internal Office Floor Area: 91.07m² (980 sq.ft.)
plus Shared Use Areas of 8.27m² (89 sq.ft.)

DEDICATED CAR PARKING FOR 4 VEHICLES

LEASE TERMS

The property is available to let by way of a new lease.

TERM: Minimum 5 years. The lease will be on a full repairing and insuring basis to the tenant

RENT: £10,000 per annum exclusive plus VAT

RENT REVIEW: RPI linked upwards only rent review every 3 years.

SERVICE CHARGE:

In addition to the rent, an annual service charge is levied by the Landlords in respect of the maintenance of common parts of the estate, and waste collection services etc. This is currently approximately £650 Per annum.

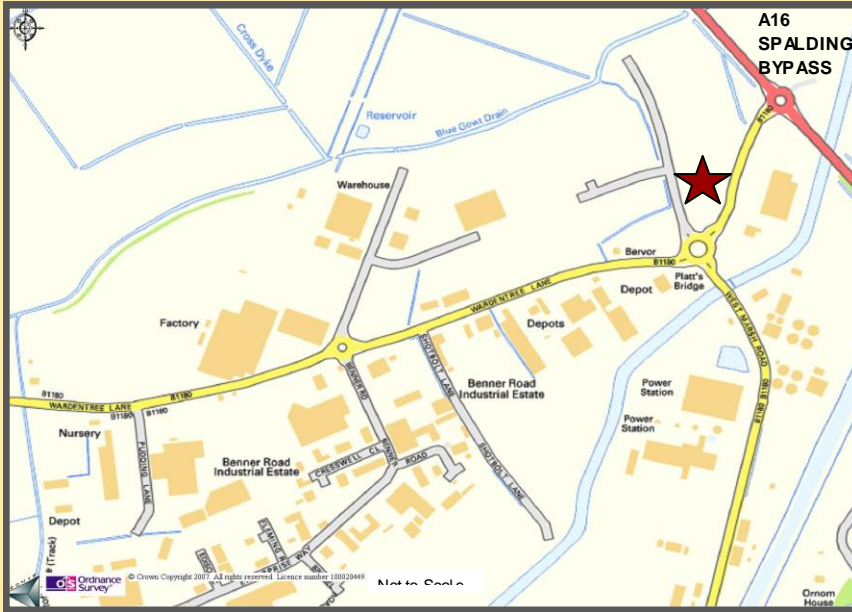
Additionally, the tenant will be responsible for the payment of a proportion of the cost of the buildings insurance premium by way of a re-charge from the Landlord. The tenant will also be responsible for the cleaning of the shared use areas jointly with the tenant of the first floor offices.

BUSINESS RATES / OUTGOINGS:

The tenants will be responsible for the payment of business rates and normal outgoings.

Rateable Value: The property is currently assessed in various parts, and will require being merged by the tenant on commencement of the new lease.

Interested parties are advised to make their own enquiries direct with South Holland District Council as to the precise amount of rates payable.



SERVICES Mains water, electricity and drainage by separate meters.

LOCAL AUTHORITIES

South Holland District Council
 Prioory Road, Spalding, Lincs. PE11 2XE
 CALL: 01775 761161

Anglian Water Customer Services
 PO Box 10642, Harlow, Essex, CM20 9HA
 CALL: 08457 919155

Lincolnshire County Council
 County Offices, Newland, Lincoln LN1 1YL
 CALL: 01522 552222

PARTICULARS CONTENT

We make every effort to produce an accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

Ref: S11629 Nov 2024

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.



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