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SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



**OFFICE SPACE LOCATED WITHIN THE NFU BUILDING, CAMELGATE, SPALDING,
LINCOLNSHIRE, PE12 6ES**

TO LET - SERVICED OFFICES FROM £3,750 plus Service Charge plus VAT Per Annum

- Fully Serviced First Floor Offices Available (3 Room Suite & Double Office presently available)
- Car Parking Facilities
- Welcoming Professional Environment
- Flexible Terms
- Reception Service
- Meeting Room Available Upon Request

SPALDING 01775 766766

BOURNE 01778 420406

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



LOCATION

The NFU Building is located on the outskirts of Spalding, close to the Springfields Outlet Centre. Spalding is located on the A16 and close to the A17 and A52. Peterborough is approximately 20 miles south which further connects to the A1 trunk road and main line rail services are also located here.

The offices offer serviced accommodation to start-up businesses and established larger firms. The building houses the NFU offices, as well as other occupiers, and is a purpose-built facility built in the 1960's over two floors. The building currently has a 3 room Office Suite available plus an additional Double Room.

TERMS

The NFU building offers flexible terms;

- Lease terms to be 5 years with a 1 month break by either side. Rent payable monthly. Rent review at end of Year 3.
- Service charge includes the use of electricity, water, heating and cleaning facilities. Service charge deposit charged monthly, and balancing payment in November of each year.
- Includes common areas, WC and Kitchen facilities
- The occupiers are responsible for the payment of their own Business rates - a schedule of the Rateable Values for each office is available upon request
- Post collection/Reception service provided – see individual charges
- VAT applicable on rent and service charges.

ACCOMMODATION

FIRST FLOOR

<u>Rooms</u>	<u>M²</u>	<u>FT²</u>	<u>Status</u>	<u>Annual Rent</u>
SUITE OF 3 OFFICES (Rooms 11/12/13)	42.02	452	AVAILABLE	£5,625
Each office 4.8m x 2.92m – all interconnecting				

Air conditioning unit

Service charge 'deposit' £2,700

Annual Post Collection £200

The Tenant will be responsible for the Landlords' legal costs estimated to be in the region of £650.

DOUBLE (Room 5)	27.84	299.71	AVAILABLE	£3,750
6.04m x 4.61m				

Air conditioning unit

Service charge 'deposit' £1,800

Annual Post Collection £200

The Tenant will be responsible for the Landlords' legal costs estimated to be in the region of £650.

SINGLE (Room 8)	13.93	150	AVAILABLE	£1,875	UNDER OFFER
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Air conditioning unit

Service Charge 'deposit' £900

Annual Post Collection £200

The Tenant will be responsible for the Landlords' legal costs estimated to be in the region of £650.





LOCAL AUTHORITIES

South Holland District Council, Priory 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

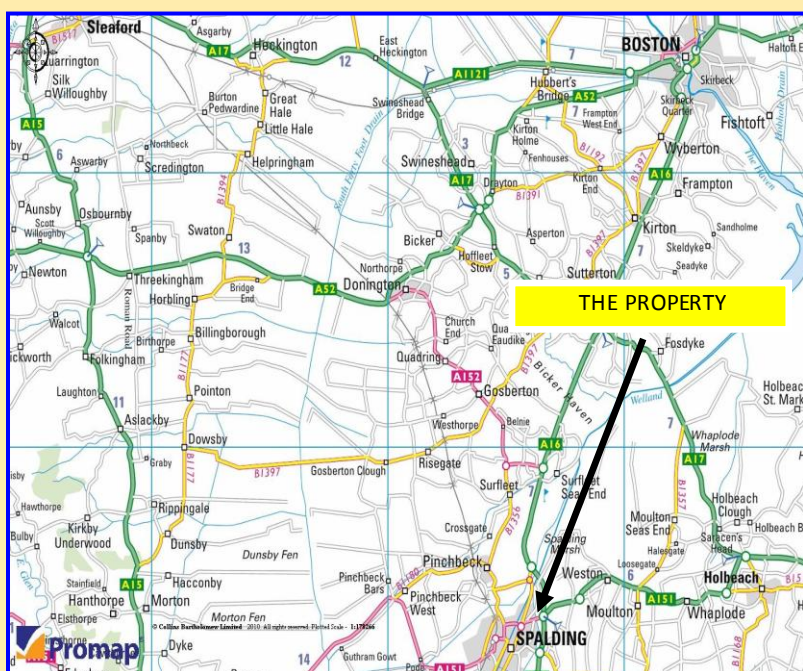
PARTICULARS CONTENT / Ref: S11697 (Oct 25)

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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.

ADDRESS / CONTACT

R. Longstaff & Co LLP, 5 New Road
Spalding, Lincolnshire, PE11 1BS
T: 01775 765536
E: commercial@longstaff.co.uk
www.longstaff.co.uk



Energy efficiency rating for this property

This property's current energy rating is E.

