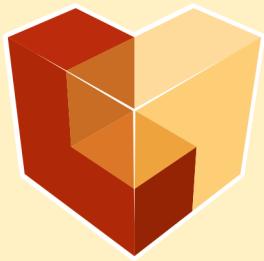


EST 1770



# Longstaff<sup>®</sup>

SPALDING COMMERCIAL: 01775 765536 [www.longstaff.com](http://www.longstaff.com)



## Unit 7 – Workshop and Offices

**Flaxmill Business Park, Pinchbeck, Lincolnshire PE11 3XQ**

**Rent £8,000 per annum, including service charge, water and Insurance**

- Workshop with offices and Store (788 sq ft)
- Within gated and secure yard with CCTV and security lighting
  - 24 Hour Access
  - Use of large shared yard parking area
  - Available Mid May 2025

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

**LOCATION**

Flaxmill Business Park, Pinchbeck, Spalding, Lincolnshire, PE11 3YP.

**ACCOMMODATION**

WORKSHOP:	5.91m x 6.65m, plus 2.95m x 2.93m, UPVC double doors to side, 3 convector heaters, sink unit with cupboards and worktop
STORE OFF:	1.95m x 2.76m with cupboards
REAR RECEPTION AREA:	2.87m x 2.61m, convector heater, carpeted
OFFICE 1:	3.35m x 2.36m, convector heater, carpeted
OFFICE 2:	2.91m x 2.59m plus 1.96m x 0.64m, convector heater
LADIES WC:	WC and wash basin
GENTS WC:	WC and wash basin



## TERMS

Rent: £8,000 per annum, including Service Charge for maintenance, water, and Buildings Insurance, and provision of fire extinguishers.

Rent excludes Business Rates, Contents Insurance, Telephone and Electricity.

3-year lease, rent payable quarterly in advance by standing order.

Security deposit may be required.

Tenant is required to keep the interior in good condition and re-decorate at the end of the term.

## LEGAL COSTS

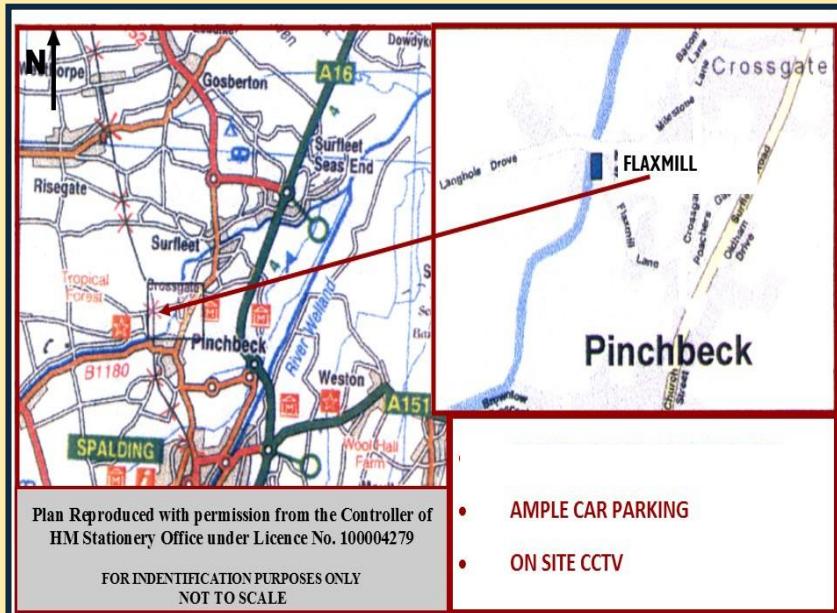
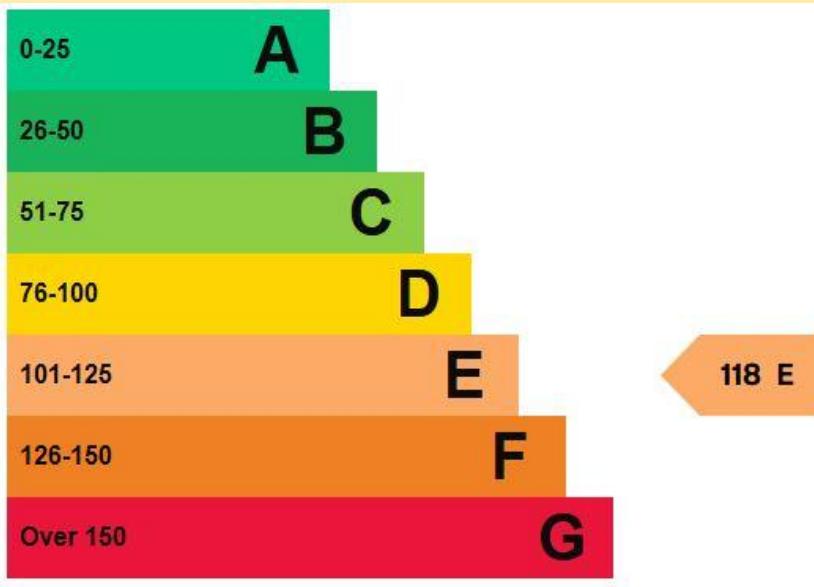
Each party to bear their own legal costs. At any renewal of lease - tenant to contribute towards landlord's legal costs

## VIEWING

By appointment only contact R Longstaff & Co LLP Tel: 01775 765536

Email: [commercial@longstaff.com](mailto:commercial@longstaff.com)





**SERVICES** Mains water, electricity and drainage.

**RATEABLE VALUE:** £2,075 (2023 List)

#### LOCAL AUTHORITIES

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

Anglian Water Services Ltd  
PO Box 10642, Harlow, Essex, CM20 9HA  
CALL: 0800 919155

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

#### PARTICULARS CONTENT

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 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.

#### ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall-to-wall basis. The imperial measurement in brackets is approximate and only intended as a guide for those not fully conversant with metric measurements.

#### 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: S11711 (March 25)

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.

#### ADDRESS

R. Longstaff & Co., 5 New Road, Spalding,  
Lincolnshire, PE11 1BS.

#### CONTACT

T: 01775 765536 E: [commercial@longstaff.com](mailto:commercial@longstaff.com)  
[www.longstaff.com](http://www.longstaff.com)