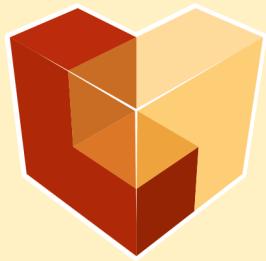


EST 1770



Longstaff[®]

SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



Industrial Unit & Secure Yard, Cradge Bank, Spalding PE11 3AB

To Let - £12,500 plus VAT per annum

- WORKSHOP WITH SECURE YARD
- POPULAR INDUSTRIAL AND TRADE COUNTER LOCATION
 - TOTAL SITE AREA OF c. 0.32 ACRES
 - GROSS INTERNAL AREA - 2,602 SQ.FT.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOCATION

Spalding is an attractive and historic market town with a resident population of circa 28,000 and is located approximately 20 miles north of Peterborough, 28 miles to the west of Kings Lynn and 16 miles to the south of Boston. The subject property is situated on the southern side of Spalding, near Little London Bridge, in an area of mixed commercial and industrial users including Huws Grey, Rookes Pet Supplies, Spalding Gymnastics Academy and Smudge Fitness.

DESCRIPTION

The property comprises a modern light industrial unit with extensive secured yard area, originally used as a Potato merchants premises. The building is at the rear of three units on the site.

The property has been used for the last 15 years by a motor vehicle repair/paint spray business and has a spray booth.

The building is of steel portal frame construction with clear eaves of approximately 3.5 metres. The accommodation currently presents as being one warehouse area with integral spray booth, offices, and kitchen/WC facilities. The property has a sliding double door to the front.

The rear yard is secure and fenced. The total site area extends to circa 0.32 acres.

ACCOMMODATION

Workshop including Offices/amenities areas: 18.00m x 13.43m

TERMS

Full repairing and insuring lease on minimum 5 year term, with Rent review at the end of the 3rd year – to CPI.

RATES

Rateable Value (2023 List) £9,200

LEGAL COSTS

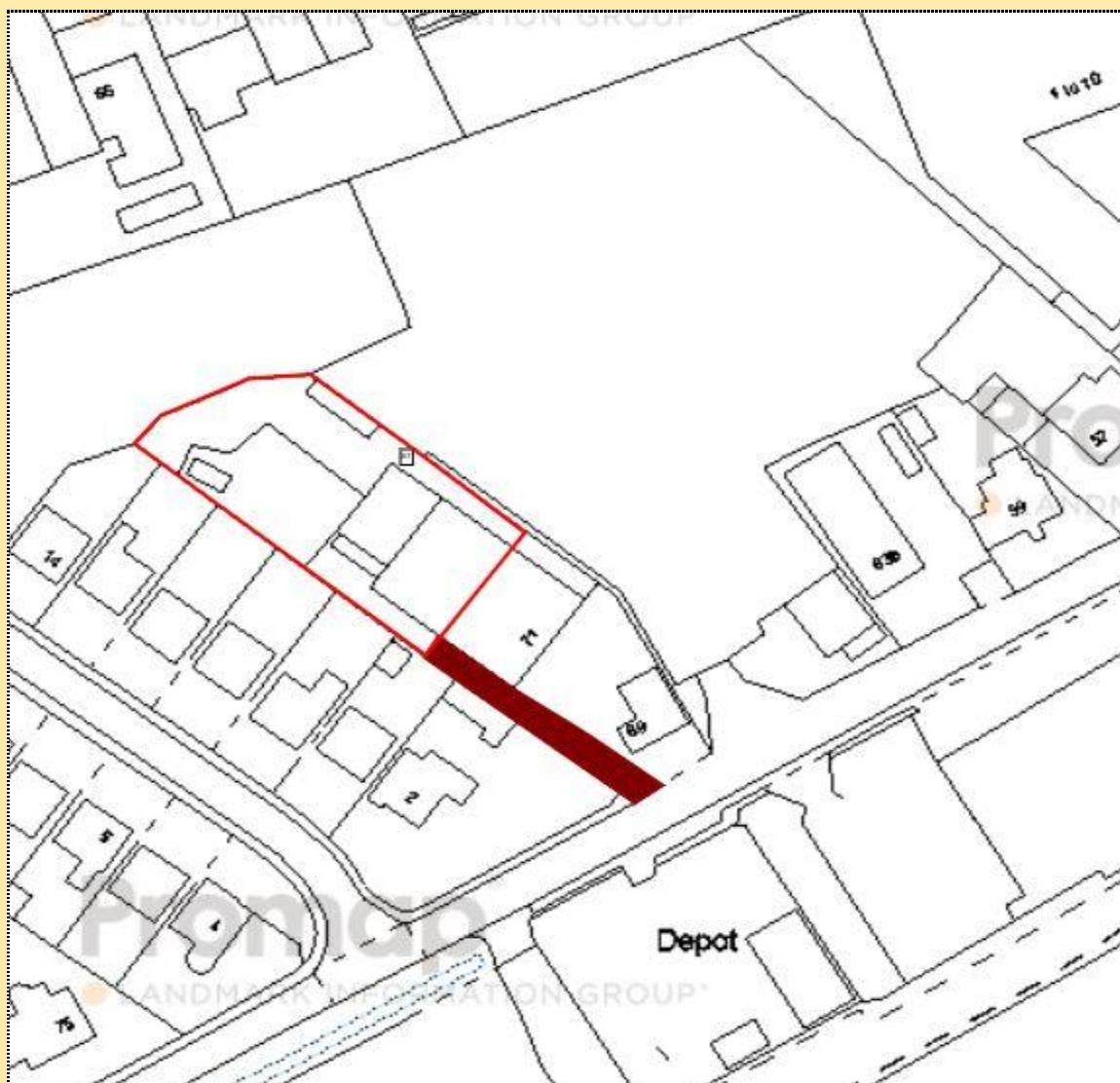
Each party to bear their own costs

VIEWING

By appointment only. Contact R Longstaff & Co LLP Commercial Department – Tel: 01775 765536 or Email: commercial@longstaff.com.

PLANNING

The site has planning consent for flexible use consisting of B2 (industrial) / B8 (storage and distribution).





SERVICES. Mains Electric, water and drainage. Electric heating to offices.

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

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: S11767 / Nov 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 & CONTACT

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

This property's energy rating is C.

