

EST 1770



Longstaff^{COM}

SPALDING COMMERCIAL: 01775 765536 www.longstaff.com

By Direction of Ameri cold



Temperature Controlled Factory/Cold Storage Facility, Camelgate, Spalding, South Lincolnshire, PE12 6ES

TO LET on LEASE - Rent £250,000 per annum Plus VAT

- Total Buildings area approximately 5,611 m² (60,405 sq. ft) Gross Internal Area
- Within high profile site, close to A16, with easy access via A17 to the Midlands and East Anglia, A1 and other main arterial roads.
 - Fully white walled and with temperature control
 - 5 sunken Loading docks, and 2 Level access loading doors
- Modern High-Profile Offices/Amenity areas, with well-maintained accommodation throughout

SPALDING 01775 766766 BOURNE 01778 420406

GENERAL INFORMATION

The buildings comprise a significant area of white walled temperature controlled warehousing which has been established and extended over recent years and are now surplus accommodation within the Americold site.

Access to the buildings is via a Barrier controlled access off Camelgate, leading to extensive concreted apron areas and to the front of the buildings/loading docks which all lie on the south side of the larger Americold site.

LOCATION

The property is within walking distance of Spalding town centre 2 miles, lying close to the Springfield Outlet Shopping centre. Access to the A16 is via a roundabout.

CONSTRUCTION

The warehouses are mainly of steel portal framed construction with metal profile cladding to walls, and roofs are composite sheet, which we understand were built in the 1980's/1990's. White wall panelling to walls and ceilings is of PIR form, and all areas are , temperature controlled. The property includes a purpose built brick faced two storey office/amenities block, situated to the front of the buildings, and having therefore a high profile from the entrance. The buildings on the site were extensively modernised 3 years ago.

ACCOMMODATION AND FLOOR AREAS

External areas - There are extensive concreted access and apron areas to the surrounds of the building with 2 ranges of sunken loading docks (3 docks/2 docks) and two-level access loading doors from other cold store areas.

There is ample car parking for staff and visitors to the front of the office building and at the front of the buildings, accessed via the main Americold barriered site entrance.

The overall Gross Internal areas of the offices, facilities, and buildings are summarised as follows:-

| | m ² | sq.ft. |
|--|-----------------|---------------|
| a) Office Block | 907.81 | 9,771 |
| b) 9 Cold stores/Packhouses including Offices (white walled) | 4,128.2 | 44,436 |
| c) Mezzanine | 520 | 5,597 |
| d) Battery Charging Store | 55.88 | 601 |
| Total (Approximately) | 5,611.89 | 60,405 |

All Buildings and areas are based on a gross internal floor area measurement (All areas quoted should be considered as approximate).

Further office accommodation is available in the adjacent 'Bungalow' – available by separate negotiation.

ACCOMMODATION

OFFICE/AMENITIES BLOCK

This two storey building is fitted throughout with air conditioning. The building has some offices at ground level, but most are on the first floor (including large open plan areas, meeting rooms and single offices), together with a large conference room, kitchens and WC's. The ground floor has the canteen and locker/handwash/WC areas for the factory and entrance to the factory/warehouses.

CHILL STORES 22/23/24/25/26/27/28/29/30

Steel portal framed building with concrete floors, having corrugated sheet roofing and internal temperature controlled white walled/ceiling areas within. Cold store fans in ceilings. Fluorescent lights. Ceiling heights av. 5.25m.

| | |
|-------------|----------------------------------|
| Store 22 | 16.47m x 9.88m |
| Store 23 | 14.6m x 17.78m |
| Store 24 | 16.7m x 29.0m |
| Store 25 | 19.2m x 40.4m includes 4 offices |
| Store 26 | 14.5m x 40.4m |
| Store 27/28 | 17.4m x 40.8m |
| Store 29 | 12.92m x 41.3m |
| Store 30 | 21.0m x 31.3m with mezzanine |

LOADING BAYS

2 No Dock Leveller Bays from Store 24

3 No dock Leveller Bays from Store 30

BATTERY CHARGING ROOM

Steel portal framed building with concrete floor, having corrugated sheet roofing, and internal temperature controlled white walled/ceiling area within. Fluorescent lights. Ceiling height 3.80m. Overall building area 7.50m x 7.46m

EQUIPMENT

The facility has a substantial number of temperature-controlled areas which are served by modern and well maintained cold store units/fans., with compressors in an external compressor room.

SERVICES

Mains electricity (3 phase) and water are connected to the property, and drainage is to a private drainage system. There is no gas connected or immediately available.

RATEABLE VALUE

The building is current assessed together with other buildings on the site (as part of a larger Rating Assessment) and will be re-assessed for Business Rates at the time the lease is agreed.

The property is available To Let by way of a new lease, the principal terms of which would be as follows:-

1. 5 year lease, to be contracted out of the security tenure provisions of the Landlord and Tenant Act 1954 Part II
2. Full repairing and insuring terms
3. Present condition to be recorded prior to commencement of lease
4. Rental Deposit – A quarters rent additionally payable at commencement by way of rental deposit to be held throughout the term
5. Rent payable quarterly in advance - £250,000 per annum Plus VAT
6. Rent review at the end of the third year (upwards only)
7. The Tenant to be responsible for all outgoings, some by sub-metering.
8. May possibly be available to be sub divided, but preference will be given to a Letting as a Whole

LOCAL AUTHORITIES AND STATUTORY UNDERTAKERS

District & Planning

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

County & Highways:

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

Electricity:

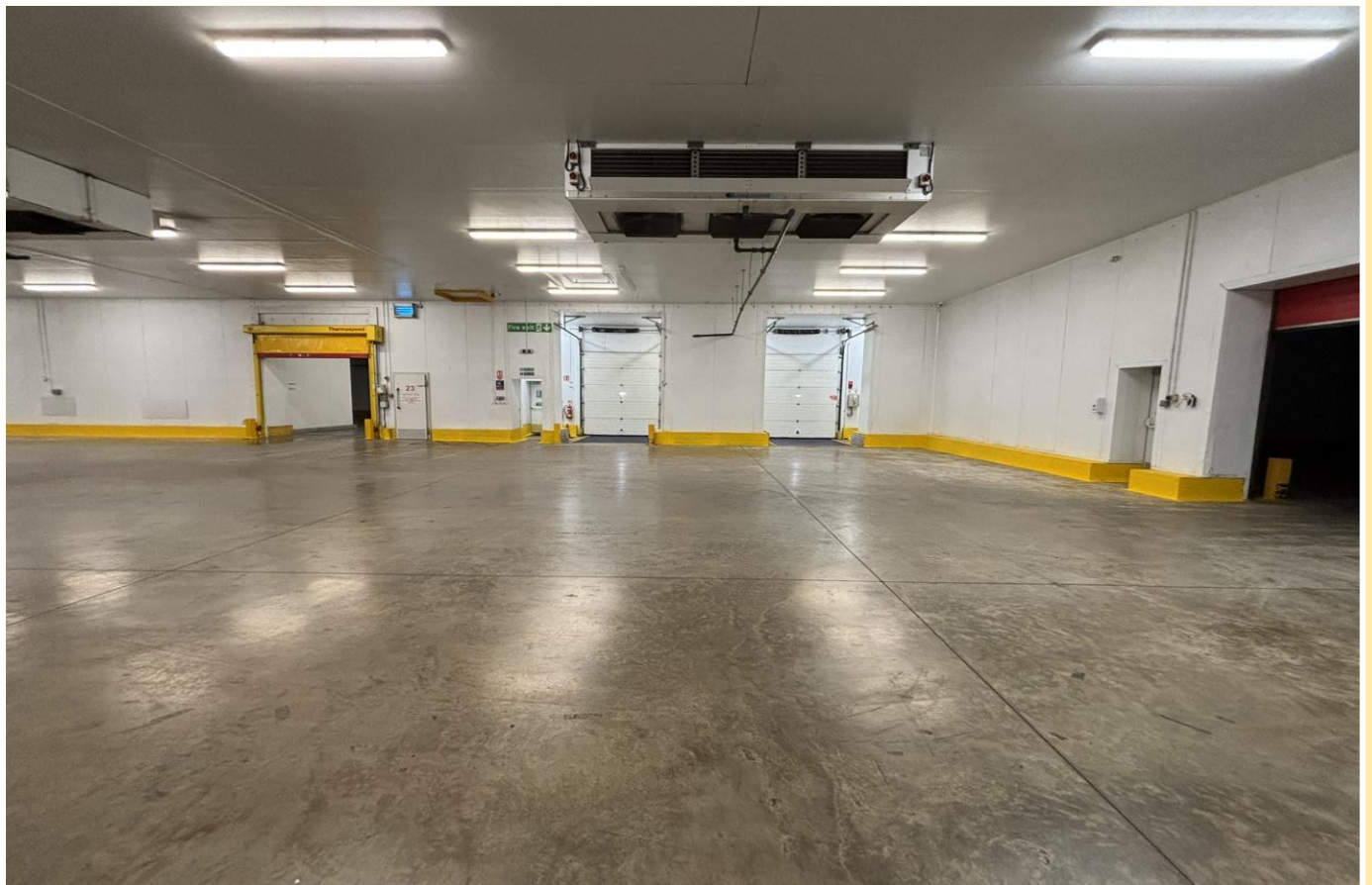
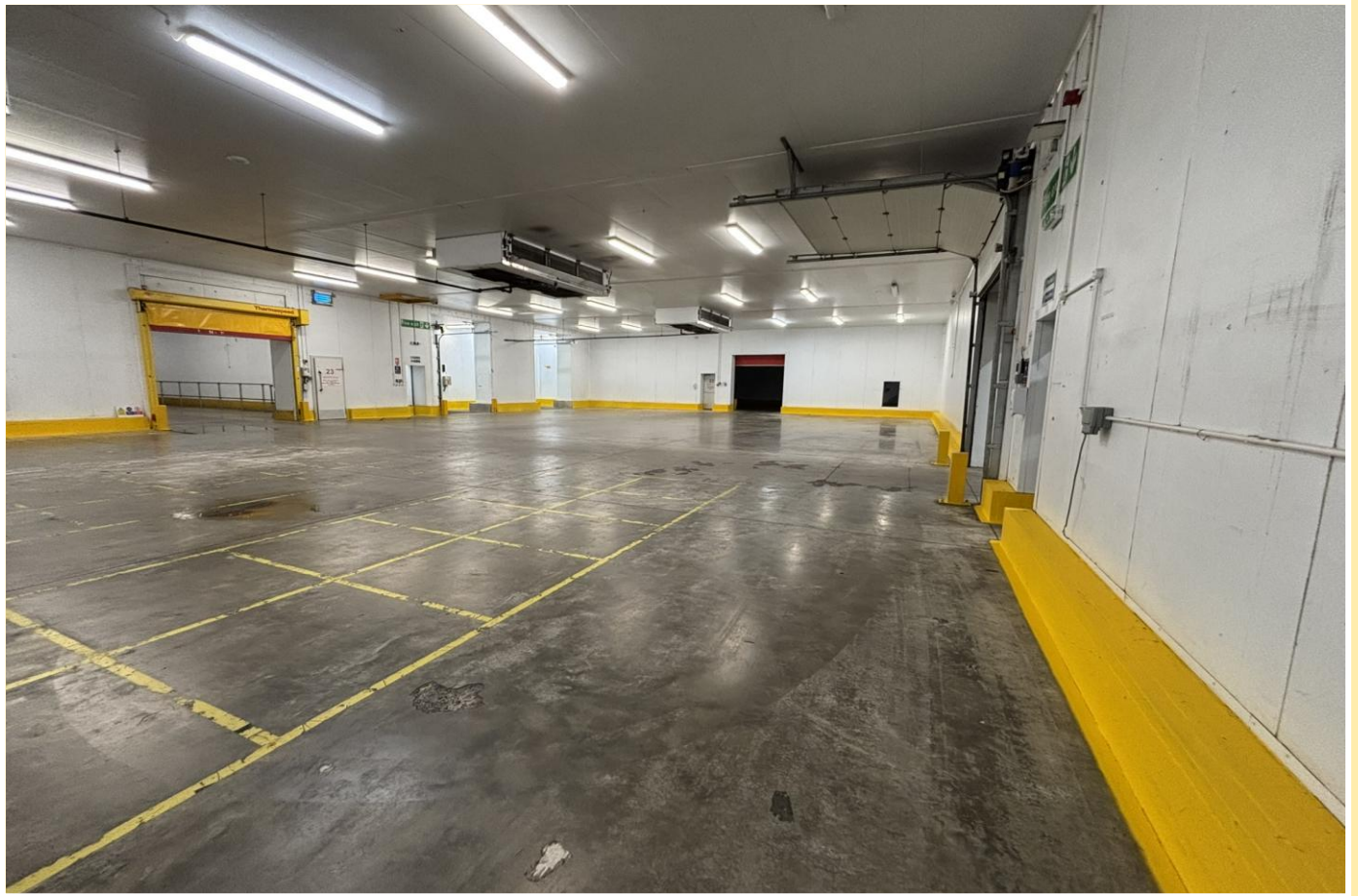
National Grid - New Supplies - Customer Application Team,
Tollend Road, Tipton, DY4 0HH
Email: wpdnewsuppliesmids@westernpower.co.uk Tel: 0121 623 9007

Water:

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









PARTICULARS CONTENT

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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.

Ref: S11927 / January 2026

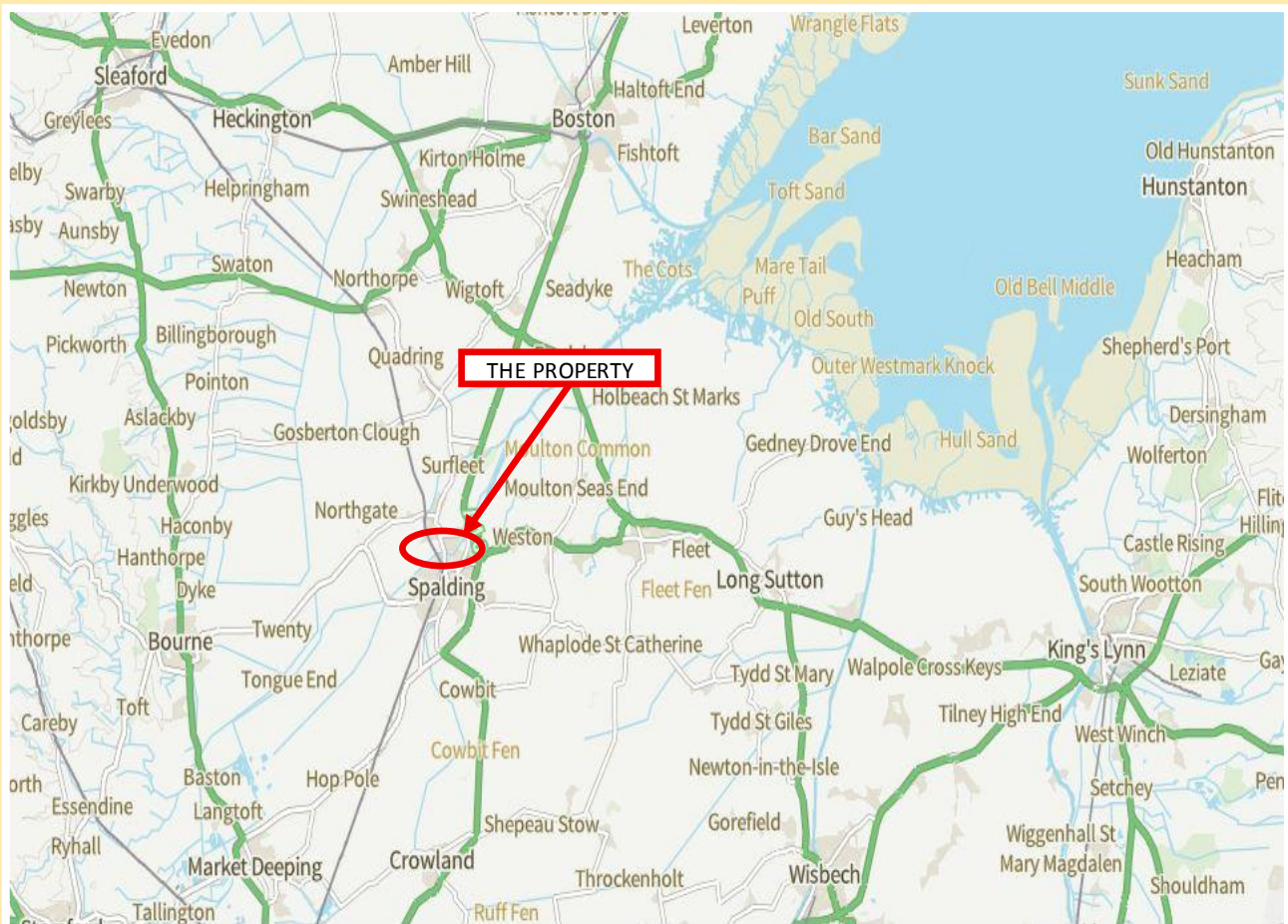
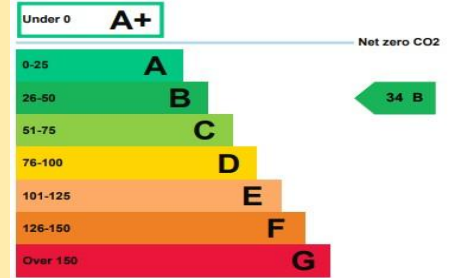
ADDRESS & CONTACT

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Energy rating and score

This property's energy rating is B.



The Plans Reproduced in these Particulars are for Identification Purposes Only and are Not to Scale