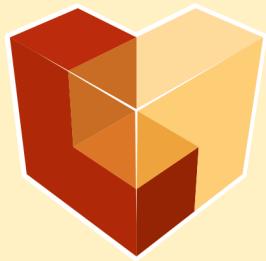


EST 1770



Longstaff^{COM}

BOURNE COMMERCIAL: 01778 420 406 www.longstaff.com



Unit 5, Squirrels Lodge, Frognall, Deeping St James. PE6 8RL

Rent £17,500 Per Annum Plus VAT

- Commercial Unit Suitable for a Variety of Uses (Subject to Planning)
 - Total Floor Area Approximately 243.40m (2,620 sq. ft.)
 - Close Proximity to Market Deeping
 - On Site Car Parking

SPALDING 01775 766766 BOURNE 01778 420406


LOCATION:

The building lies on the South side of Hards Lane off the B1525 on the outskirts of Market Deeping, giving good road communications to the A1175 connecting to the A15 (Peterborough to Sleaford) and the A16 (Peterborough to Boston).

DESCRIPTION / ACCOMMODATION:

The property comprises a modern steel portal framed warehouse building with brick / block walls and metal profile sheeting over and insulated roof with roof lights. There is office space, storage space, WC and kitchen facilities.

Entrance Hall:

2.40m x 1.30m – North facing entrance door.

Office:

2.30m x 3.00m (maximum measurements) – North facing window.

Kitchen:

2.30m x 2.10m – North facing window with base and wall mounted units and sink/drainer.

WC 1:

1.90m x 2.10m – WC with pedestal wash hand basin and electric heater.

WC 2:

1.00m x 2.10m – WC with pedestal wash hand basin and electric heater.

Main Unit:

20.60m x 11.90m overall – Concrete floor with block and clad walls, electric roller shutter door (with manual backup) to the north, measuring 4.00m wide x 4.80m high.

The unit has a number of car parking spaces to the North of the unit and the access is via the main estate access, which can be used at any time of day.

TERMS:

- The unit is offered to let on a new lease - minimum term of 3 years.
- The lease will be contracted out of the Security of Tenure Provisions under Part II of the Landlord and Tenant Act 1954, subsections 24-28.
- The rent will be payable quarterly in advance.
- A quarters rent will be payable as a deposit.
- The rent will be reviewed every 3 years and will be reviewed upwards only to open market rental value.
- The unit is offered To Let on a full repairing and insuring basis. The tenant is to reimburse to the Landlord the Buildings Insurance premium in respect of this property. This will be subject to review and will be payable annually in advance. The Tenant will be responsible for insuring their use, the contents and withholding a Public Liability Insurance policy up to £10,000,000. The Tenant will also be responsible for insuring the plate glass.
- The Tenant will not be permitted to sub-let, assign or share any part of the premises.

OUTGOINGS:

The Tenant will be responsible for the payment of Business Rates, outgoing services, utilities, phone line and internet usage.

LEGAL COSTS:

Each party will be responsible for their own legal costs.

SERVICE CHARGE:

The tenants will be required to pay a service charge, in advance, to cover the cost of maintaining communal areas – this is presently approx. £700 plus VAT per annum.

EPC RATING:

The current EPC rating is D (93).

PLEASE NOTE:

These photographs were last updated in 2023. All parties are encouraged to arrange an appointment to view the premises in person, to examine the property themselves.

SERVICES:

We understand the property has the benefit of mains water and electric (single and three phase). The foul drainage is connected to an onsite shared system.

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: B0352

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. LLP, 23 North Street, Bourne, Lincolnshire. PE10 9AE

CONTACT

Telephone: 01778 420 406

Email: kit@longstaff.com

Website: www.longstaff.com

