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



## PRESTIGIOUS SERVICED OFFICE SPACE TO LET OFFICE 8 - £866.00 pcm + VAT

Red Lion Quarter  
Red Lion Street  
Spalding,  
Lincolnshire PE11 1SX



SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



## DESCRIPTION

Red Lion Quarter is a unique project combining local further education opportunities for all ages, working alongside local businesses. This multi-use building uniquely combines education, conference facilities, rental office and retail space all under one roof. The Red Lion Quarter building was completed and officially opened in April 2011 and offers environmentally friendly, state of the art, accommodation.

This award winning building is designed to have a low environmental impact, with an intelligent Building Management System the centre regulates itself depending on the weather, amongst other factors, to ensure as pleasant as possible working environment at all times. It also has a modern security system, swipe cards allow access to each zone of the building ensuring the safety and security of your business and staff.

There are 12 offices located on the secure, self-contained, business floor which are accessed by lift or stairs and range from 20m<sup>2</sup> to 39m<sup>2</sup>. Some offices overlook Red Lion Street and some have shared use of a balcony area and outside seating.

Conference facilities are available within the Red Lion Quarter Function Suite.

A serviced site makes sense for those who require the advantage of working in a professional environment without the hassle of running their own premises.

## FACILITIES

Various facilities are offered by Boston College as follows:

- RECEPTION
- LIFT TO ALL FLOORS
- KITCHEN
- QUIET SEATING AREAS
- MAILING HANDLING & DELIVERIES
- SECURITY
- PHOTOCOPIER
- CLEANING
- BICYCLE PARKING

**Please ask for an Information Pack for further information**

## TERMS AND CONDITIONS

The Offices are available on flexible terms to be negotiated, the rent is payable monthly in advance by direct debit and there is a one-off security retention payment.

The office rental charges are inclusive of service charge, heat, light and power. Business rates are not included within the rent and tenants would be responsible for the payment of their own business rates, if applicable. Small business rate relief may be applicable and South Holland District Council can advise individual enquiries in this respect – Call: 01775 761161

There is no service charge in addition to the rent figure shown.

All leases and agreements provide for the exclusion of sections 24-28 of the Landlord & Tenant Act 1954.

## RENTAL CHARGES

OFFICE	AVAILABILITY	SIZE (sq.m)	SIZE (sq.ft.)	MONTHLY RENTAL	ANNUAL RENTAL
1	LET				
2	LET				
3	LET				
4	LET				
5	LET				
6	LET				
7	LET				
8	AVAILABLE	36.88	397	£866.00	£10,392.00
9	LET				
10	LET				
11	LET				
12	LET				

- The office rents are subject to the addition of VAT.

**FOR A COPY OF THE FULL INFORMATION PACK OR AN APPOINTMENT TO VIEW**

**Call Longstaff Commercial : 01775 765536**

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





**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: (S8313 – 30/01/24)**

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.

**CONTACT**

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