

EST 1770



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SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



Warehouse 2 and Office Accommodation Cobgate, Whaplode, Spalding, Lincolnshire PE12 6TD

TO LET: Rent - £35,000 Per Annum (Plus VAT)

- Warehouse 4,650 sqft GIA
- Offices 3,870 sqft NIA
- Ample Car Parking
- Use of Large shared yard

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



DESCRIPTION

The buildings are within the 'Green Steel & Cladding Ltd' Complex at Cobgate.

ACCOMMODATION

Warehouse (No 2) is of steel portal frame construction with 5.5m eaves. It has 3 phase electric, double sliding doors (5.87m wide x 5.45m high), concrete floors, High bay lights, and roof lights.

24.17m x 18.06m with integral office

The Offices have ample power and light points, sealed double glazing, suspended ceiling tiles and carpet floor tiles, together with an oil fired central heating system installed.

Ground Floor

Entrance Area: 1.74m x 3.31m

Reception Hall: 3.52m x 5.67m

Office No 1: 3.73m x 3.62m

Office No 2 3.72m x 8.14m

Office No 3 4.43m x 2.94m

Office No 4 4.43m x 2.93m

Shared use of Unisex Disabled WC and Gents WC

Open tread staircase to: First Floor

Main landing area: 3.29m x 4.56m (including stairwell)

Walk-in store: Off Landing

Office no. 5: 4.58m x 3.43m

Office no. 6: 4.58m x 3.43m

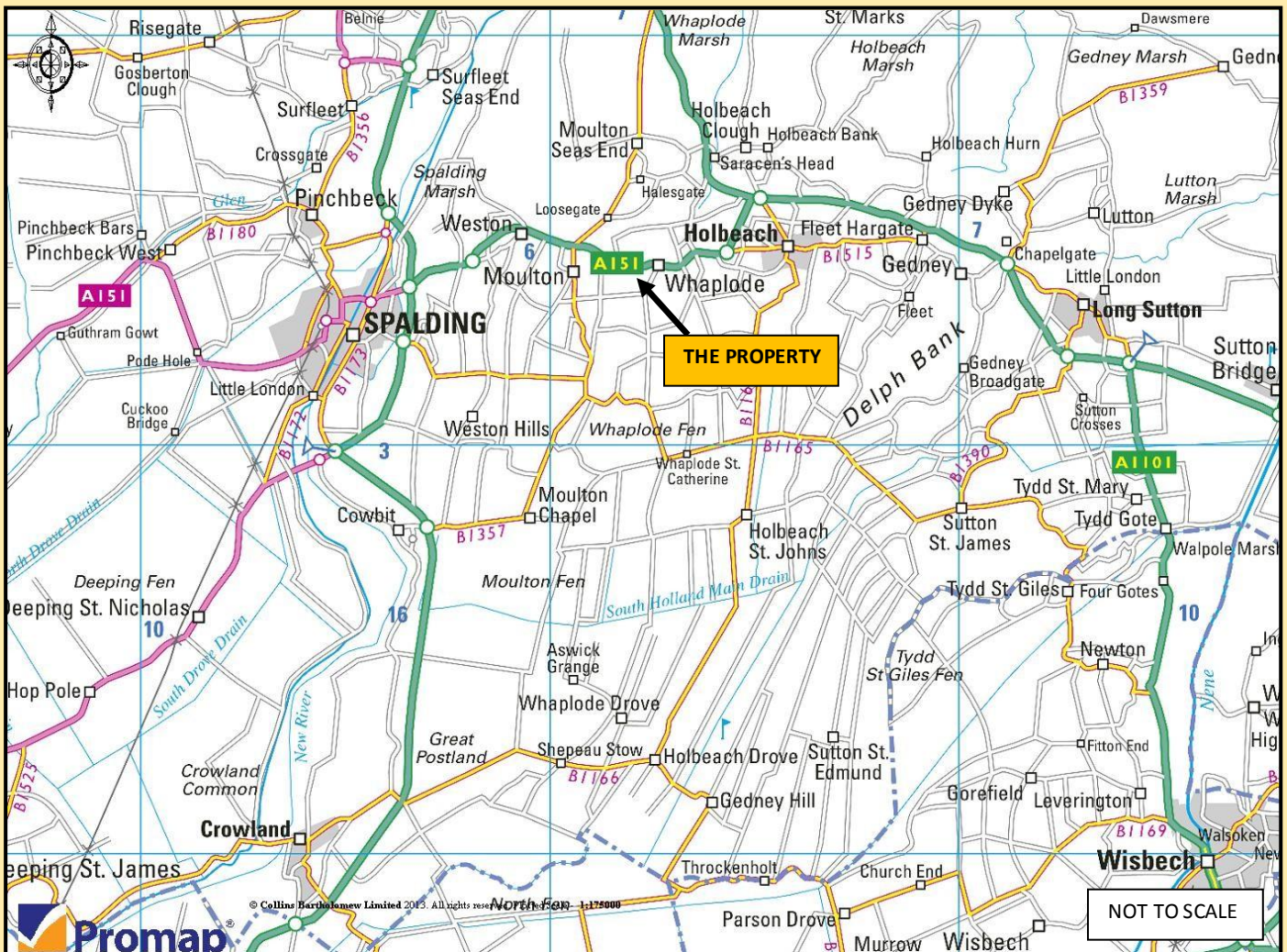
Office no. 7: 4.58m x 3.43m

Office no. 8: 4.58m x 4.20m

Office no. 9: 4.62m x 6.0m

Office no. 10 / KITCHEN: 4.63m x 2.71m, sink unit

Office no. 11: 4.63m x 3.05m



TENURE Leasehold

SERVICES Mains water, electricity and drainage exist. However, prospective tenants should check the availability of services for their particular requirements. Oil fired central heating via a conventional radiator system is installed to the office accommodation.

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.

CONTACT

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 T: 01775 765536 E: commercial@longstaff.com
 www.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: 11680 (S9887 – 03/23)

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.

