

EST 1770



# Longstaff<sup>.COM</sup>

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

Emergency external fire exit staircase at southern end of Offices.

## **EXTERNAL AREAS**

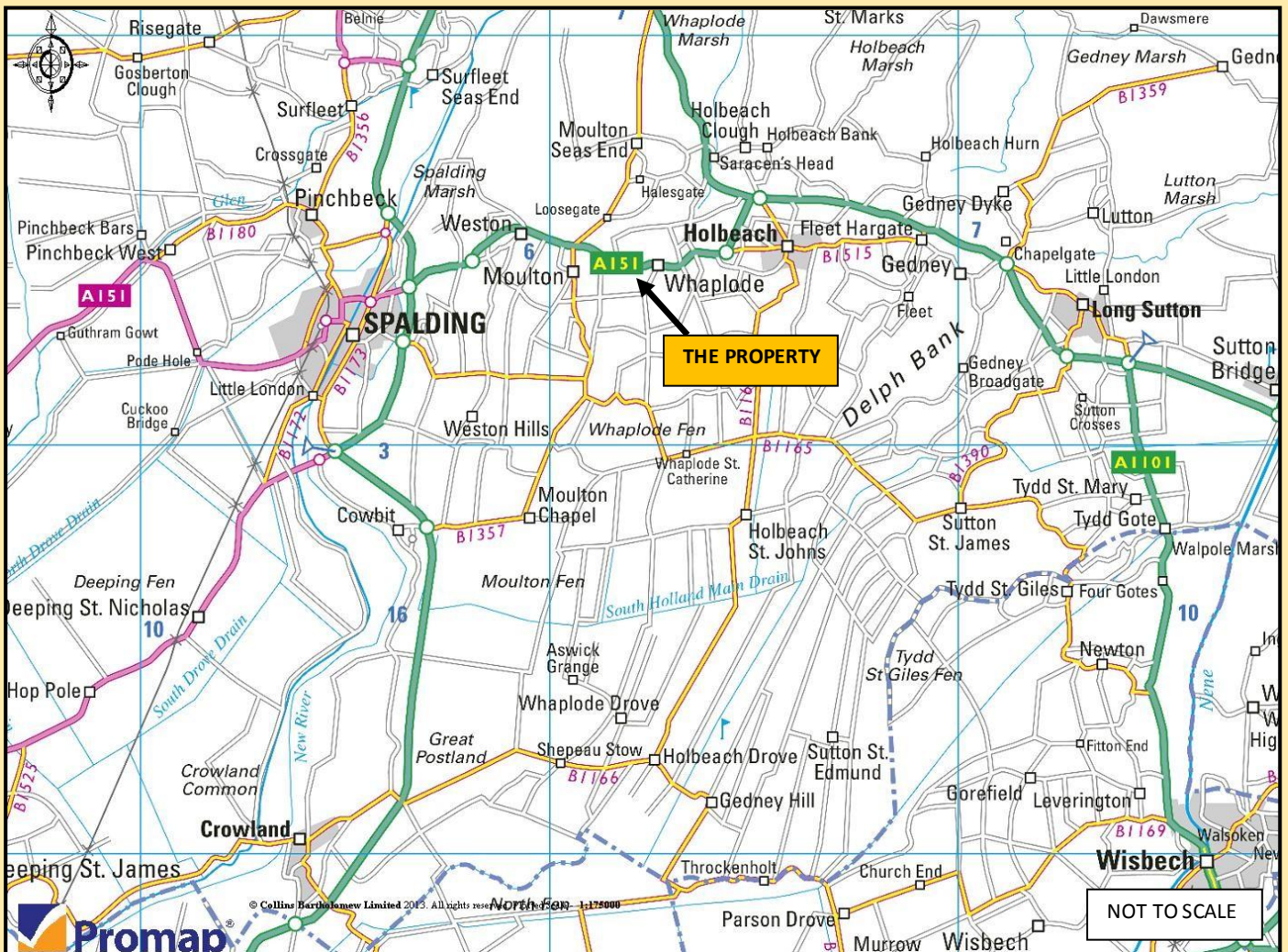
Ample car parking is available to the front (east of the main office block).  
Access is via a roadway from Cobgate.

## **LEASE TERMS**

- 1 RENT:**  
£35,000 plus VAT per annum exclusive.
- 2 BUSINESS RATES:**  
Currently assessed as part of the whole buildings, and will be apportioned/re-assessed.
- 3 TERM:**  
The lease is for a term of three years but this may be varied if required.  
The letting will be contracted out of the Security of Tenure provisions of the 1954 Landlord & Tenant Act Part II.
- 4 OUTGOINGS:**  
All outgoings are to be the responsibility of the tenant.
- 5 CONTENTS INSURANCE:**  
The annual cost of buildings insurance will be charged to the tenant pro-rata to the area occupied.  
Contents Insurance will be the responsibility of the tenant.
- 6 REPAIRS:**  
The tenant will be responsible for all repairs and maintenance, and will be expected to leave the property in as good a condition as at the commencement of the tenancy. A photographic Record of Condition will be prepared at the commencement of the tenancy recording the general condition of the building.
- 7 USE:**  
The property is offered to let for all such uses as comply within the Use Class Order E/B2.  
For any other use, please enquire with the Letting Agents to discuss further.  
**HOURS OF OPERATION** are restricted to:               0700 to 2000 hours – Monday to Friday  
  0800 to 1300 hours only – Saturdays

HGV movements are limited to no more than 10 per day.
- 8 MAINTENANCE OF ROADWAY / CAR PARK AREA:**  
The Landlord will be responsible for the maintenance of the access roadway to the property.
- 9 LEGAL COSTS:**  
Each party will be responsible for their own legal costs in respect of the preparation and execution of the lease.





**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**

R. Longstaff & Co. 5 New Road, Spalding, Lincolnshire PE11 1BS  
 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.

