





## LOCATION

Broadgate House is an attractive, modern, office building in a town centre location in the market town of Spalding. Spalding has a population of approximately 31,500 people. It lies adjacent to the A16 providing road communications to Peterborough – 20 miles to the south, Boston 14 miles to the north, and via the A17, Kings Lynn 23 miles to the east, with connections to the A1 at Peterborough, Stamford and Colsterworth. Spalding offers good educational and shopping facilities, together with the Springfields Outlet Shopping Centre. Spalding is considered the capital of the fresh food industry and has a thriving commercial / industrial area just to the north of the town.

## DESCRIPTION

Broadgate House comprises a prominently positioned, modern, two storey, steel framed, brick clad office building fronting Westlode Street. Current tenants in Broadgate House include, Nacro, Walker & Quinn Accounting Ltd, Tonic Health and Freeworld Foods Ltd. The property lies adjacent to the Westlode Street Car Park. The entrance to the office suite is via the passageway (to the left of Unit 1 - Nacro) off Westlode Street.

## ACCOMODATION

Ground floor entrance door to stairs providing access to the First Floor.

FOYER with double doors to:

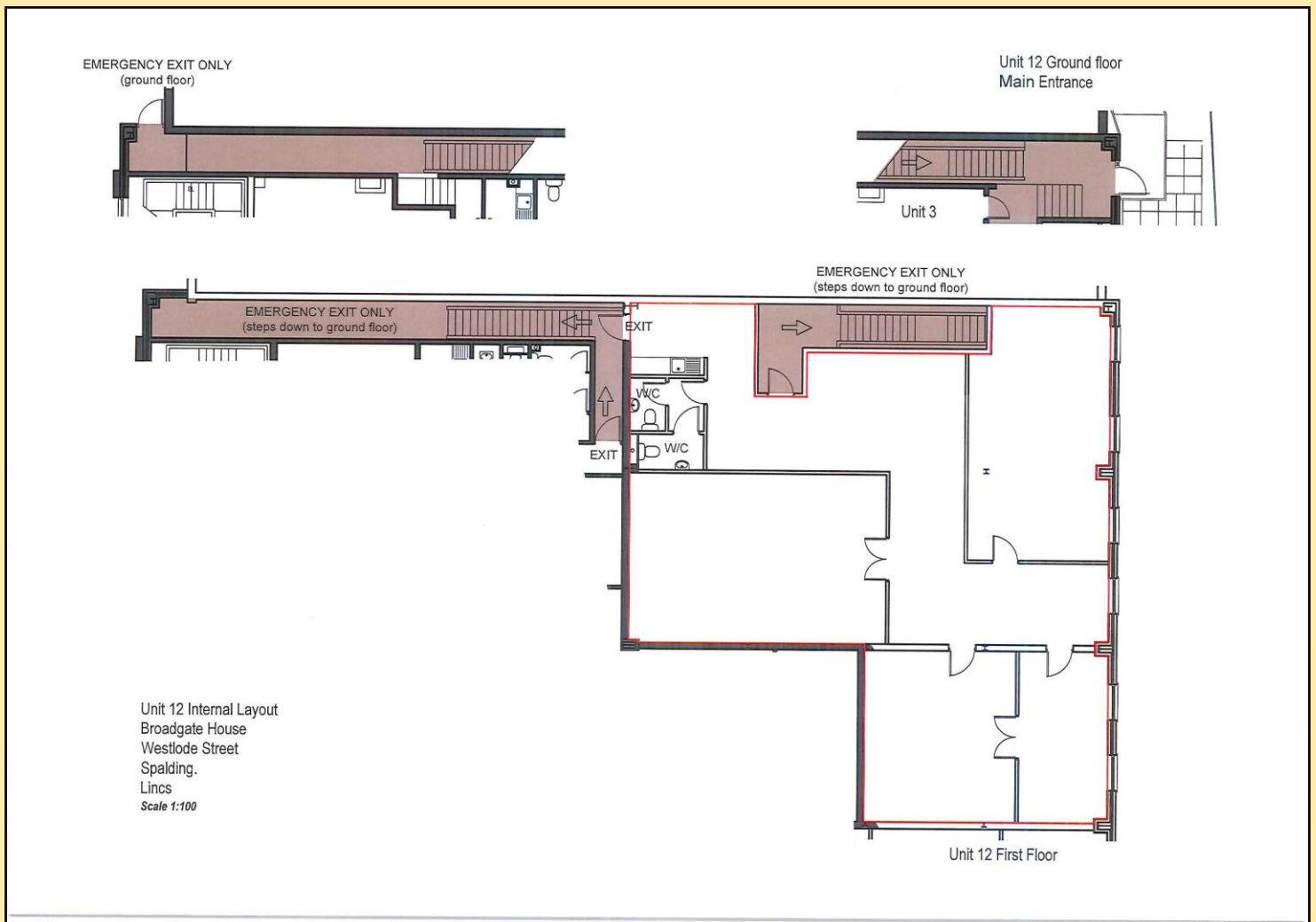
OPEN AREA / WAITING ROOM:

OFFICE 1:	8.58m x 5.69m
OFFICE 2:	8.33m (maximum) x 4.87m (maximum)
OFFICE 3:	5.66m x 2.97m
OFFICE 4:	5.70m x 5.07m
KITCHEN AREA:	4.26m x 2.88m, range of units, kitchen sink, cooker space.
SEPARATE WCs:	Lobby / Ladies / Gents: Overall 3.08m x 2.53m, each with low level WC and wash basin.

The Offices have recently been redecorated, have suspended ceilings with recessed lights, electric storage heaters and double glazed windows. There is CAR PARKING available by separate negotiation.

## LEASE TERMS

- 1 TERM: The lease term is by negotiation. The lease will be contracted out of the Security Provisions of the Landlord & Tenant Act.
- 2 RENT: £9,000 per annum plus VAT
- 3 BUSINESS RATES: The tenant will be responsible for the payment of Business Rates.
- 4 OUTGOINGS: The tenant will be responsible for the payment of normal outgoing.
- 5 BUILDINGS INSURANCE: The tenant will reimburse to the Landlord the reasonable buildings insurance premium in respect of the accommodation occupied.
- 6 MAINTENANCE: The tenant will be responsible for maintaining the interior parts of the property.
- 7 LEGAL COSTS: The tenant will be responsible for bearing their own legal costs.





TENURE

Leasehold

SERVICES

We understand that mains electricity, water and drainage are connected. None of the services, heating systems or any other plant or equipment have been tested by the Agents and prospective tenants must rely upon their own investigations as to their condition and provision.

BUSINESS RATES

Rateable Value: £9,400 (2023 List) Interested parties should make their own enquiries with South Holland District Council as to the precise amount of Business Rates payable relating to their particular circumstances.

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. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

Ref: S11024/Aug 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.

CONTACT

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VIEWINGS

By appointment only.

