

SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



WELLAND WORKSPACE BUSINESS AND TRAINING CENTRE 10 PINCHBECK ROAD, SPALDING, LINCOLNSHIRE, PE11 1QD TO LET - First Floor SERVICED OFFICES - RENT FROM £350pcm

- Fully Serviced Offices with Car Parking Facilities
- Full Reception Service and Waiting Areas with a Welcoming Professional Environment
- Individual Offices on the first floor overlooking the gardens.
- Flexible Terms
- CCTV / Individual Key Fobs
- No VAT Payable on Rents

SPALDING 01775 766 766 ~ GRANTHAM 01476 565 371 ~ BOURNE 01778 420 406







LOCATION

Welland Workspace is located in the market town of Spalding in the District of South Holland with a population of circa 22,000. Spalding is located on the A16 and close to the A17 and A52. Peterborough is approximately 20 miles south which further connects to the A1 trunk road and main line rail services are also located here. Spalding benefits from the recently constructed Spalding to Peterborough A16 road.

Welland Workspace offers serviced office accommodation to start-up businesses and established larger firms. The building formerly housed Roythornes Solicitors and is a purpose-built facility built in the 1960's over two floors. Welland Workspace offers individual rooms, or the owners are happy to combine a number of rooms if required depending on individual requirements.

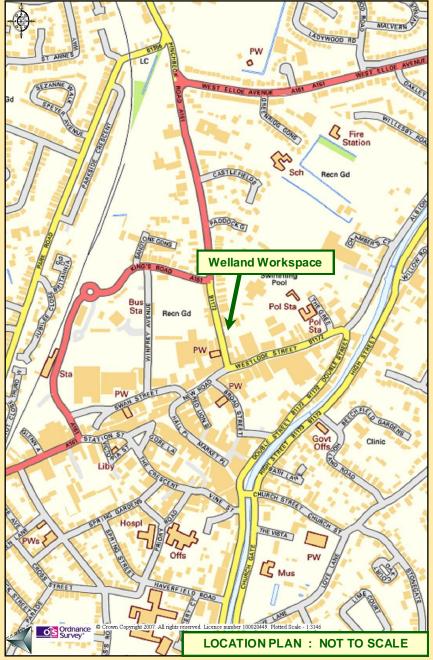
TERMS

Welland Workspace offers flexible terms.

- Monthly, quarterly or annual terms.
- Rent includes normal use of electricity, water, heating and Reception facilities.
- Includes common areas, WC and Kitchen facilities.
- Individual offices or the owners will combine offices if available/required, depending on customer requirements.
- The occupiers are responsible for the payment of their own business rates a schedule of the Rateable Values for each office is available upon request.

ACCOMMODATION

GROUND FLOOR				FIRST FLOOR				
Room	<u>M²</u>	FT ²	Status Monthly Rent	Room	<u>M²</u>	FT ²	Status Monthly Rent	
RECEPTION	N/A	N/A		24	13.10	141	AVAILABLE £350pcm	
IT ROOM	N/A	N/A		25	12.26	132	LET	
WAITING	N/A	N/A		26	13.10	141	LET	
MEETING	N/A	N/A		27	12.26	132	LET	
CONFERENCE ROOM N/A N/A		N/A	For Hire	28	13.10	141	LET	
1	16.40	176	LET	29	12.26	132	AVAILABLE £350pcm	
				30	13.10	141	LET	
3	13.90 13.90	150 150	LET	31	13.10	141	LET	
		141		32	12.26	132	LET	
4	13.10		LET	33	17.75	191	LET	
5	13.10	141	LET	34			LET	
6 7	13.10	141	AVAILABLE £350pcm LET	35	12.8	138	LET	
	13.10	141	LEI	36	12.8	138	LET	
8 } 9 }	26.20	282	LET	37	12.8	138	LET	
10	13.10	141	LET	38	12.8	138	LET	
11	13.10	141		39			LET	
12	13.90	150	LET	40	13.97	150	Coming Soon	
13	13.90	150	LET	41	13.97	150	LET	
14	13.10	141	LET	42	13.97	150	LET	
15	12.30	132	LET	43	13.97	150	LET	
16	12.70	137	LET	44	15.92	171	LET	
17	27.00	291	LET	45				
18	25.31	272	LET	46-51	Office Suite		LET	
19	13.41	144	LET	52	12.8	138	LET	
20	CONFE	CONFERENCE ROOM			N/A	N/A		
21	STORA	STORAGE ROOM						
22	24.02	259	LET					
23	12.70	137	LET					
Ladies & Gents Toilets Ladies & Gents Toilets								





TEN URE

Leasehold

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.

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: S8766 (07/23)

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.

ADDRESS

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