

EST 1770



# Longstaff<sup>.COM</sup>

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

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



## 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**

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



## TENURE

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 an 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

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

## CONTACT

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[www.longstaff.com](http://www.longstaff.com)

### Energy Performance Asset Rating

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**119**

This is how energy efficient the building is.