

EST 1770



Longstaff^{.COM}

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

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

<u>Room</u>	<u>M²</u>	<u>FT²</u>	<u>Status</u>	<u>Monthly Rent</u>
RECEPTION	N/A	N/A		
IT ROOM	N/A	N/A		
WAITING	N/A	N/A		
MEETING	N/A	N/A		
CONFERENCE ROOM	N/A	N/A	For Hire	
1	16.40	176	LET	
2	13.90	150	LET	
3	13.90	150	LET	
4	12.26	132	AVAILABLE	£350pcm
5	13.10	141	LET	
6	13.10	141	LET	
7	13.10	141	LET	
8 }				
9 }	26.20	282	LET	
10	13.10	141	LET	
11	13.10	141		
12	13.90	150	LET	
13	13.90	150	LET	
14	13.10	141	LET	
15	12.30	132	LET	
16	12.70	137	LET	
17	27.00	291	LET	
18	25.31	272	LET	
19	13.41	144	LET	
20	CONFERENCE ROOM			
21	STORAGE ROOM			
22	24.02	259	LET	
23	12.70	137	LET	

Ladies & Gents Toilets -----

FIRST FLOOR

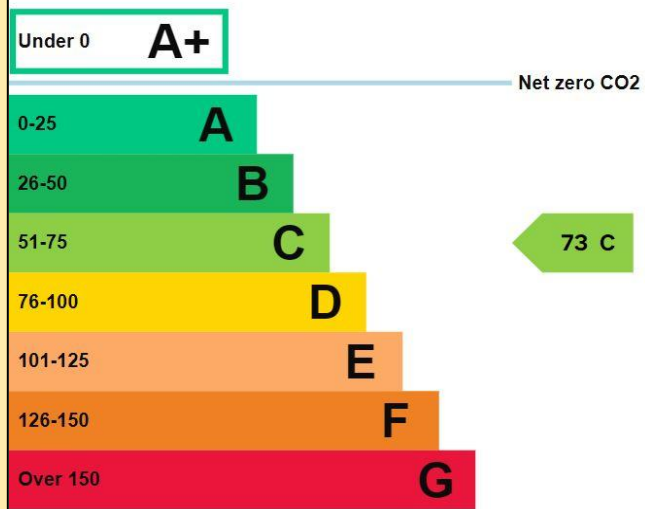
<u>Room</u>	<u>M²</u>	<u>FT²</u>	<u>Status</u>	<u>Monthly Rent</u>
24	13.10	141	LET	
25	12.26	132	LET	
26	13.10	141	LET	
27	12.26	132	LET	
28	13.10	141	LET	
29	12.26	132	LET	
30	13.10	141	LET	
31	13.10	141	LET	
32	12.26	132	LET	
33	17.75	191	AVAILABLE	£500pcm
34			LET	
35	12.26	132	AVAILABLE	£350pcm
36	12.26	132	LET	
37	12.8	138	LET	
38	12.8	138	LET	
39			LET	
40	12.26	132	AVAILABLE	£400pcm
41	13.97	150	LET	
42	13.97	150	LET	
43	13.97	150	LET	
44	15.92	171	LET	
45	-----			
46-51	Office Suite		LET	
52	12.8	138	LET	
KITCHEN	N/A	N/A		

Ladies & Gents Toilets -----



LOCATION PLAN : NOT TO SCALE

This property's energy rating is C.



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 (29.5.24)

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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