

EST 1770



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SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



Commercial Buildings 4 & 5 - Tate Business Park Dozens Bank, Pode Hole, Spalding, Lincolnshire PE11 3LX

- Commercial Warehouses with yard – 1,775.54 m² (19,112 sq. ft.)
- Some with White Walls and Cold storage areas
- Internal Office Accommodation and Further Office Accommodation Available if Required
- Flexible Terms

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



Building 5



Fridge in building 4

LOCATION

The property is situated immediately on the north side of Pode Hole off Dozens Bank (A151). The Tate Business Park Complex has been developed as a group of Commercial buildings and this opportunity provides a part white walled commercial building.

The property presents an opportunity to rent a commercial building on a high profile road frontage site on an established commercial development at Pode Hole.

Offices are available in the adjacent Office Building by separate negotiation if required.

The commercial buildings provide the opportunity for warehousing use, together with an extensive area of external car and commercial vehicle parking and manoeuvring areas.

PLEASE NOTE : ALL MEASUREMENTS ARE APPROXIMATE, SUBJECT TO SURVEY, AND REPRESENT GROSS INTERNAL AREAS

ACCOMODATION

BUILDING NO. 4: 47.89m x 17.75m Total 850.04m² (9,150 sq.ft.)
Portal framed construction with steel and profile sheeting, 5.10m eaves. This building is partly sub-divided, some white walling (ceiling height approximately 4.4m), sodium and fluorescent lighting, internal office (3.16m x 2.30m) with electric consumer unit, telephone and electric points. Fire escape to north elevation. Electric roller shutter door (2.1m) wide. Personnel door. Cold-store Building (12.02m x 5.04m) within the building.

Internal doorway to

Building no. 5: 48.84m x 18.95m Total 925.5m² (9,962 sq.ft.)
Portal framed construction with steel and profile sheeting, 5.25m eaves, sodium and Fluorescent lighting, Double sliding doors to north and south elevations (Not insulated).

Buildings 4 and 5 would be suited to be let as one unit together, but could be let separately

SCHEDULE OF FLOOR AREAS:	<u>Sq.Mtrs.</u>	<u>Sq.Ft.</u> (<u>Gross Internal Areas</u>)
Building No. 4 :	850.04	9,150
Building No. 5 :	925.50	9,962

FURTHER AVAILABLE OFFICES : Located within the Office Block (available by separate negotiation).

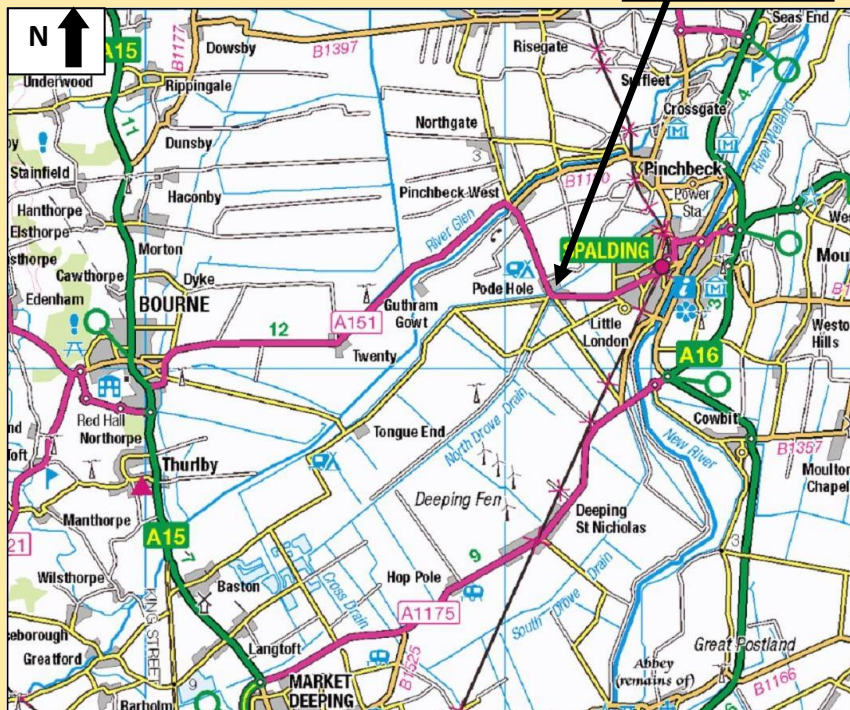
This attractive Architect designed office building of brick and concrete tiled construction provides the opportunity for modern office space arranged on three floors. The offices are available to an intending tenant of the commercial buildings. The offices are fully double glazed and air conditions. The landscaped areas to the offices provide ample staff and visitor car parking from the private entrance (north) with electronic security gates and further significant manoeuvring areas providing easy entry and access onto site to the commercial buildings on the south side. Full details of availability and rents on request.

PROPOSED LEASE TERMS

TERM:	The buildings are available to let with a lease term for a minimum of 3 years, or in multiples thereof, subject to rent review and other normal lease clauses.
RENT:	Building 4 – £25,000 per annum plus VAT Building 5 – £27,500 per annum plus VAT Additional Offices: To be agreed Rent payable quarterly in advance
BUSINESS RATES:	Rateable Value: £39,750 (2017 List) The tenant will be responsible for the payment of Business Rates. Interested parties are advised to make their own enquiries with South Holland District Council regarding the amount of business rates payable.
OUTGOINGS:	The tenant will be responsible for normal outgoing. Costs for sewerage and water are included in the rent.
REPAIRS & INSURANCE:	The Units will be let on a full repairing and insuring basis - the Landlord effecting the Insurance, but with reimbursement (upon demand) of the annual insurance premium by the tenant.
EXTERNAL AREAS:	The rents quoted will include the use of stated external areas, depending on specific requirements, but the maintenance of those areas will be the responsibility of the tenant.
LEGAL COSTS:	Each party will be responsible for their own legal costs.
DEPOSIT:	A security deposit equating to a quarters rent will be payable at the commencement of the Tenancy
REFERENCES:	Usual trade and bank references will be required.

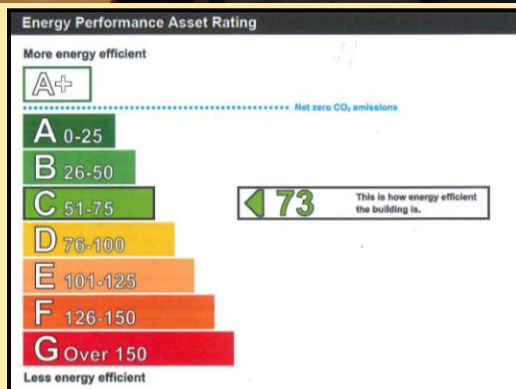
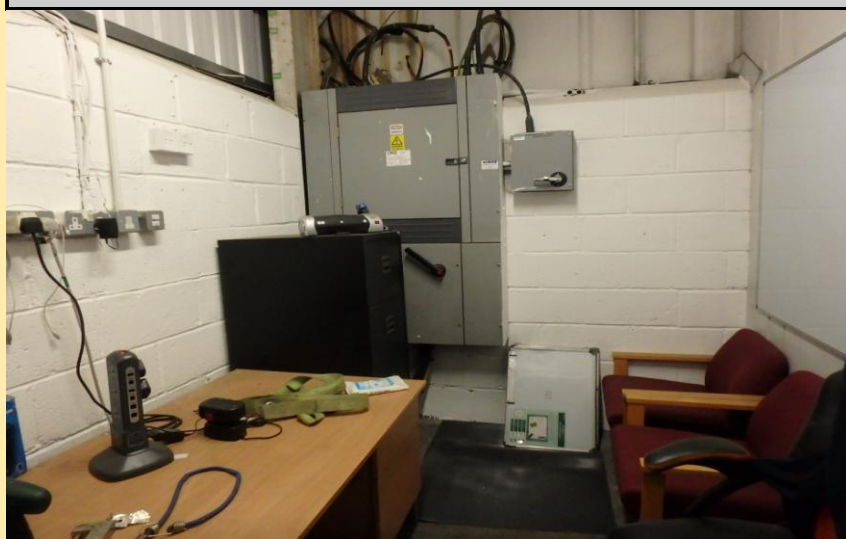
VIEWINGS BY APPOINTMENT ONLY

THE PROPERTY



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FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



SERVICES

Mains electricity (single and three phase) is available to the building.

Toilet facilities are located in an adjacent building and are in shared use with other site occupiers. Charges for water and sewerage are included within the rent.

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: (S10671)

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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