

Warehouse Facility Extending to 2,372sqm, 25,540sqft on a Fenced Site of 1.4 acres, 0.57 hectares

Warehouse | West Marsh Road | Spalding | Lincolnshire | PE11 2BB



Available Immediately

Remodelling and Extension Options Available on a Turnkey Basis

Available To Let Leasehold with No Ingoing Premium
£75,000 per annum plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The market town of Spalding has a population of approximately 27,000 residents, a strong retail and educational offering and is located approximately 16 miles to the north-east of Peterborough on the A16 trunk road.

West Marsh Road is the main industrial area of Spalding towards Pinchbeck, to the north-east of the town centre approximately half a mile from the A16 trunk road.

Nearby occupiers include the power station, Morrisons Supermarket, Garn Transport, Bakkavor Foods amongst other national logistics companies.

Description...

The former UK Game property comprises a steel frame set of warehouses located towards the north of the plot.

Vehicular access leads to a compound on which are the main buildings.

These were previously chilled however the equipment has now been de-commissioned.

To the front of the property is external storage, the unit features drained floors, however has been used for forklift trucks.

To the rear of the building are 3 covered raised docking bays.

A right of way is observed over the site in favour of the neighbour for occasional emergency use.

Schedule of Accommodation...

Chilled Store Internal Eaves Height	5m	
Chilled Store Area	173.4m ²	1,870ft ²
Chilled Store Production Area	403.2m ²	4,340ft ²
Warehousing	844m ²	9,077ft ²
Offices Refurbishment	102m ²	1,100ft ²
Main Warehouse	1,350m ²	14,530ft ²
Total	2,373m ²	25,540ft ²
Site Area	0.57 ha	1.4 acres

Agent's Notes...

Propositions for remodelling/extending the facility will be considered by the landlord. Please enquire for further details for rental rates based on specifications and floor area.



Tenure...

The property is available by way of a new Full Repairing and Insuring lease. Rent to be paid monthly in advance and subject to VAT.

The tenant's contribution towards the landlord's legal fees is expected of £2,000 plus VAT and rent will be paid quarterly in advance.

The landlord will reserve the right to charge an annual insurance fee for the building's insurance.

Outgoings...

The ingoing tenant will be responsible for all outgoing at the property including utilities and Business Rates.

EPC...

An EPC has been instructed and will be available on request.

Viewing...

All viewings are to be made by appointment through the agent.

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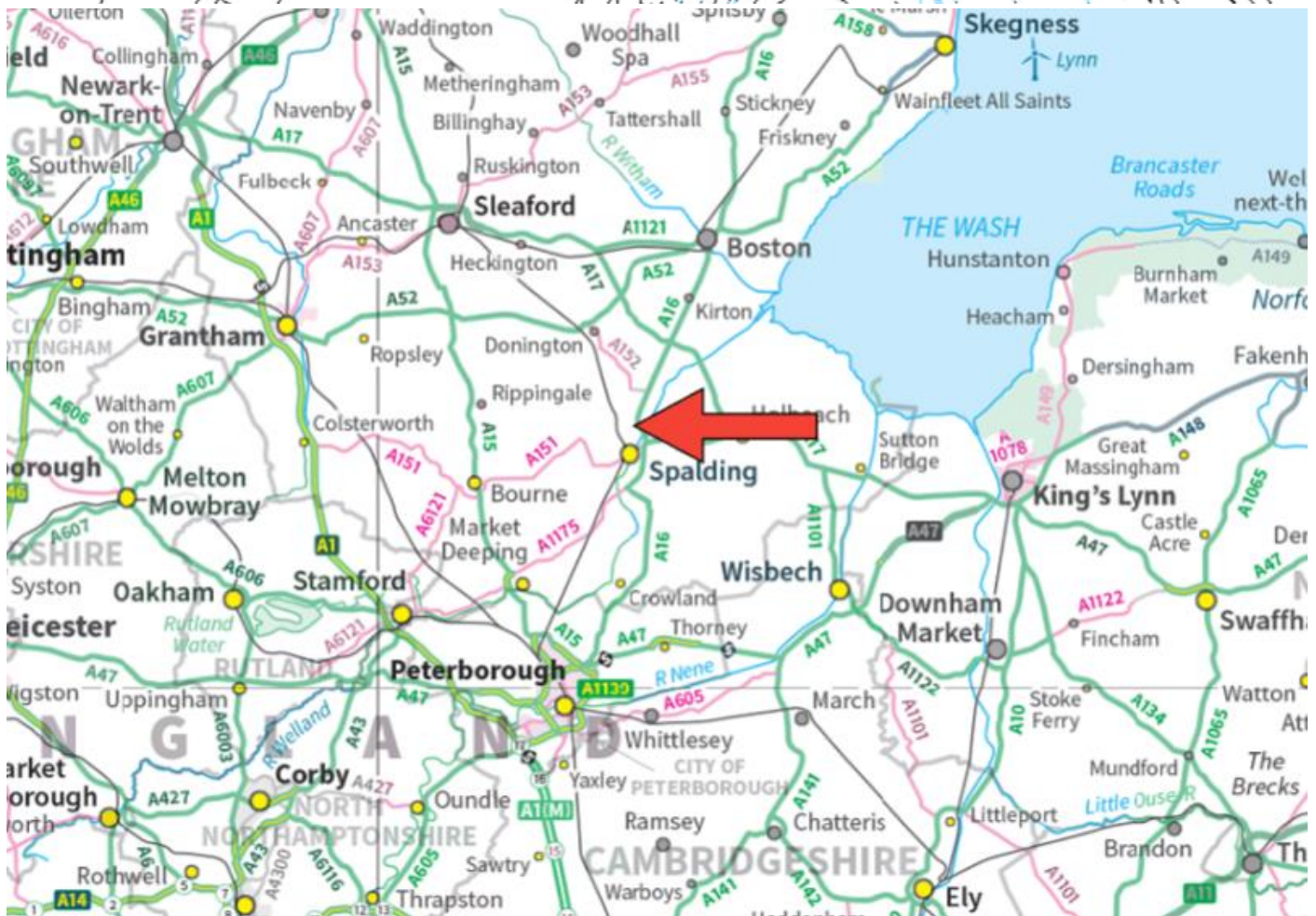
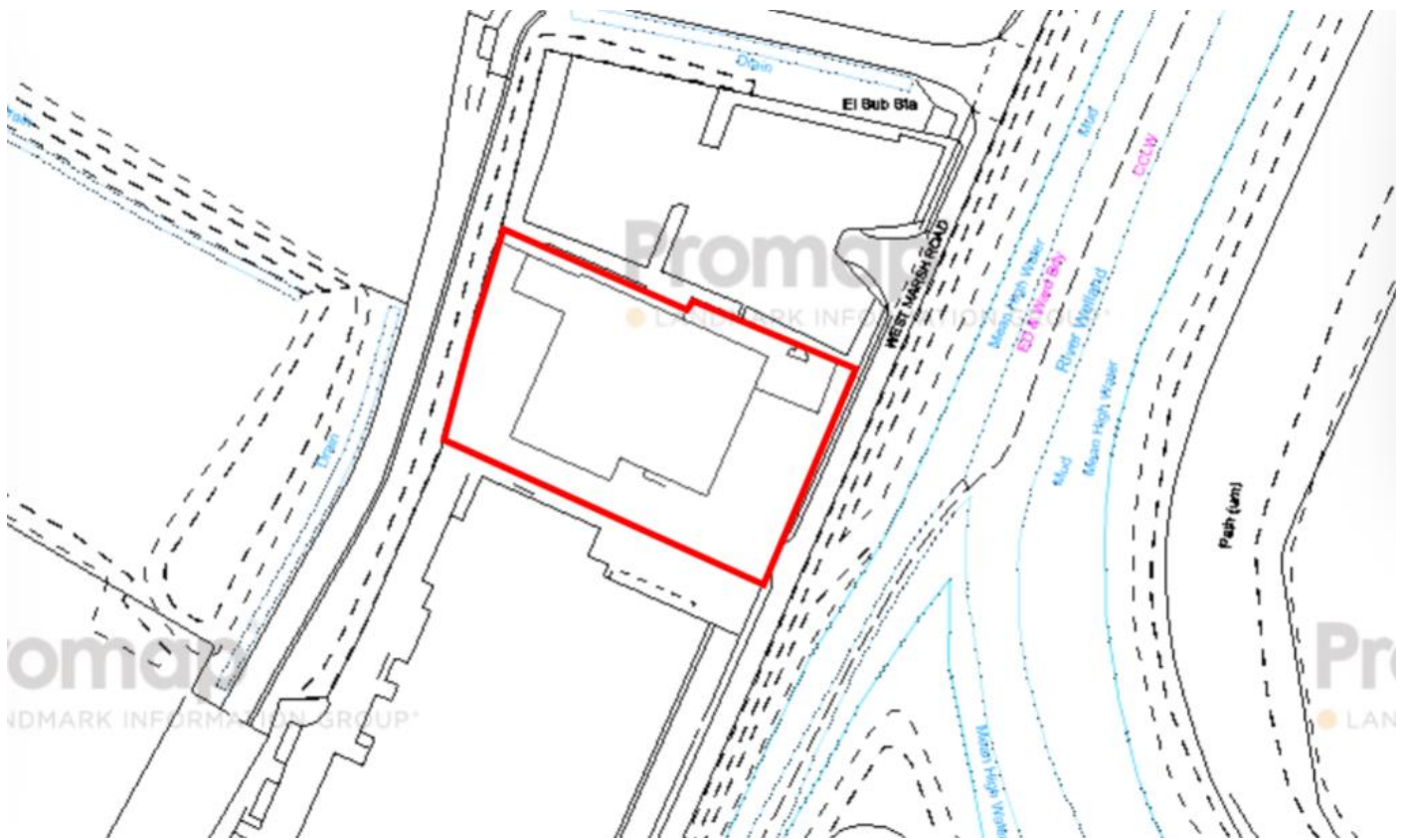
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