

Office Accommodation Available To Let Immediately Located on a Thriving Business Park with Parking and Good Road Links

North End Business Park | Station Road | Swineshead | Lincolnshire | PE20 3LR



Modern Offices Extending to 80sqm, 861sqft
Rurally Located yet Minutes from A52 and A17

Available To Let Leasehold on Internal Repairing Terms
£7,200 per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The popular village of Swineshead is located at the crossroads of the A17 and A52 and approximately 4 miles from the A16. This affords excellent connections to East Anglia and the Midlands.

Peterborough and Lincoln are approx. 30 miles away with Newark, Grantham, Sleaford, Spalding and Boston even closer.

The site is located off Station Road.

Description...

Unit 14 is located over Unit 12 and has a large open plan office space with separate 'reception' office and store room.

The offices are accessed from a communal entrance reception area with access to WCs (including accessible) and communal kitchen.

Tenant and visitor parking is available within the licence fee.

Schedule of Accommodation...

	Size	£ pcm	£ pa
Unit 14	80sqm, 861sqft	£600	£7,200



EPC...

The offices have an Energy Performance Asset Rating C61.

Outgoings...

The units are individually rated and therefore qualifying businesses may benefit from 100% Business Rates Relief.

The licence fee includes water and electric subject to reasonable use.

Tenure...

The units are available individually or combined on Internal Repairing and Insuring terms. The tenant will be responsible for maintaining the interior.

Viewings...

Strictly by appointment through the agent.

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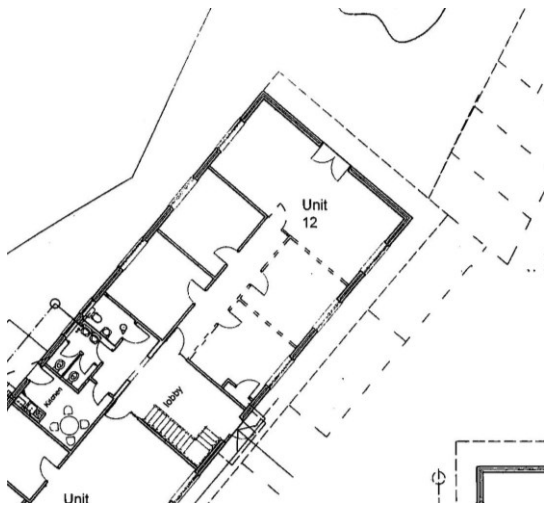
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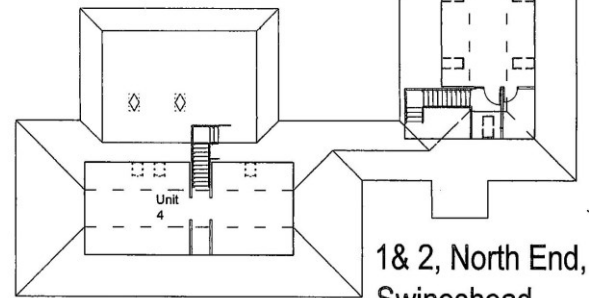
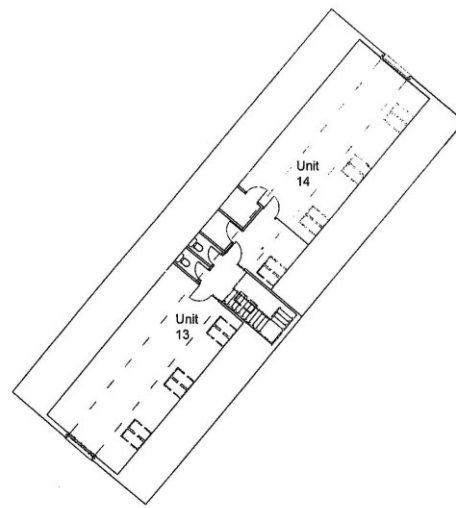
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RICS



Ground Floor



FIRST FLOOR PLANS

1 & 2, North End, Swineshead



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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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