



6B Vale Road Industrial Estate, Spilsby
PE23 5HE
#10691/2024A

6B Vale Industrial Estate

Spilsby, PE23 5HE



Agreement

To Let



Detail

Industrial



Rent

£7,500 pax



Size

139.35 sq m (1,500 sq ft)



Location

Spilsby, PE23 5HE



Property ID

#10691/2024A

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)

Surveyor

cameron.mcrae@eddisons.com

07929 105394

01522 544515

Property

The property comprises an industrial unit of steel portal frame construction with brick/blockwork elevation which sits under a pitched insulated clad roof. Internally the unit comprises a concrete floor, WC, reception area, office and a manual roller shutter door. Communal parking is available externally.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total GIA	139.35	1,500

Energy Performance Certificate

Rating: C

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: East Lindsey District Council
Description: Workshop and Premises
Rateable value: £3,650
UBR: 0.512
Period: 2023-2024

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£7,500 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

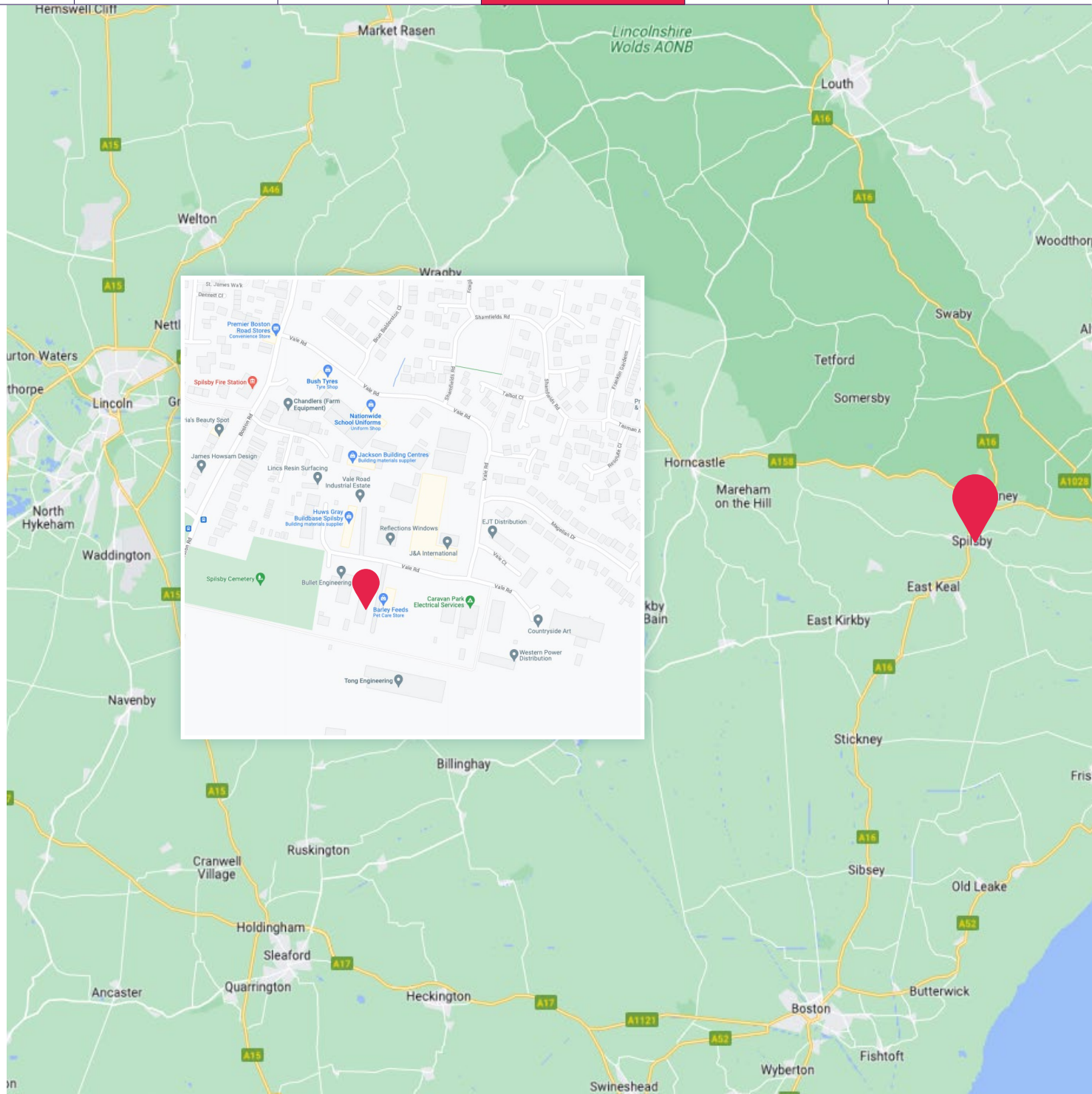
VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

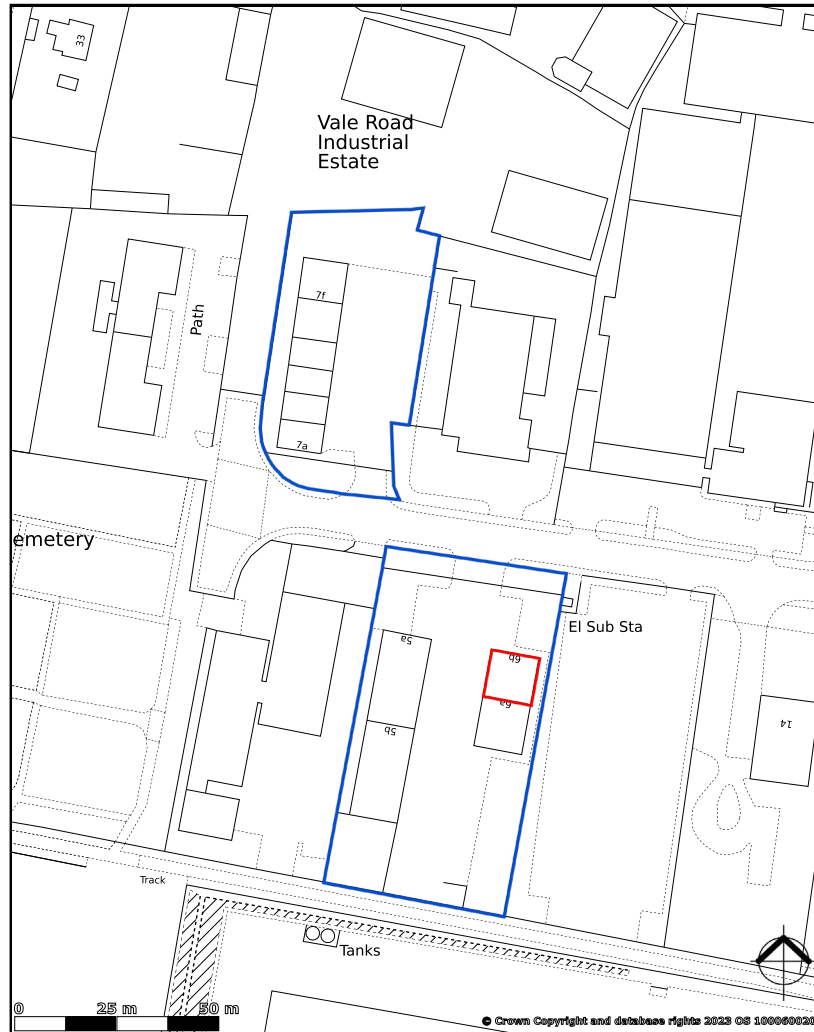
The property is situated on Vale Road Industrial Estate within the town of Spilsby. The property offers excellent road links to the A16 and A158. Surrounding occupiers include Bush Tyres, Buildbase, VFitness and Nationwide School Uniforms.







6B Vale Road, Spilsby, PE23 5HE



created on **edozo**

Plotted Scale - 1:1,250