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THE FLAXMILL BUSINESS PARK

Flaxmill Lane, Pinchbeck, Spalding PE11 3YP

Guide Price: £850,000 plus VAT Freehold

- Investment Property Offering a Range of Offices, Workshops, Stores and Showrooms together with a Residential Flat
- Extensive Investment property providing approximately 1,380m² (14,851 ft²) of Lettable Space
 - Large Yard to Rear / Car Parking Area
 - Total Site Area about 1.16 Acres (0.47 Hectares)

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



The property is situated in the village of Pinchbeck, about 2 miles north of Spalding having frontage to Flaxmill Lane and lying in a pleasant position adjacent to the River Glen along the western boundary. Pinchbeck is a large village with a good range of facilities and amenities including local shops, Doctor's surgery, village hall, public houses also with primary and pre-school facilities.

The property offers a substantial complex of buildings, centred around the main Flaxmill building which we understand to have been built in 1851. It is an impressive 2 storey brick and tile building, and historically served as a Flax Mill for the village. The site was the local depot for East Midlands Electricity until purchased by the present owner in the early 1980's.

There are 2 vehicular access points along the frontage, and the site has the benefit of a large rear yard with ample on-site parking, with a further small car parking area at the north end of the site.

The property is managed in-house by the present owner and potentially may have long-term residential development/residential conversion opportunity, subject to planning.

ACCOMMODATION

GROUND FLOOR

UNIT 1 - 2 No. BAY BRICK AND STEEL AND CORRUGATED SHEET ROOFED WORKSHOP WITH INTEGRAL OFFICES

WORKSHOP AREA: 7.27m X 5.67m, concrete floor, roller door

ENCLOSED WORKSHOP AREA: 5.77m x 5.39m plus 2.27m x 2.28

OFFICE OFF: 2.06m x 2.78m

Right Hand Side:

ENTRANCE, OFFICE, KITCHEN

& SEPARATE WC: Overall 5.44m x 5.72m

REAR WORKSHOP AREA: 7.41m x 5.88m

Fenced compound with CONTAINER – 40' located behind secure palisade fence/gate.

UNIT 2 – STORE BUILDING /WORKSHOP:

4.43m x 8.38m

UNIT 3 – STORE BUILDING: 8.34m x 4.35m)

ADJOINING OFFICE: 4.09m x 3.02m)

UNIT 4A:

FRONT ENTRANCE: 2.94m x 1.93m, UPVC entrance doors and side panels

REAR ENTRANCE/STORE: 3.73m x 3.05m

OFFICE: 3.05m x 3.25m

KITCHEN/RESEARCH AREA: 9.07m x 6.09m overall (incl. entrance area)

MEETING ROOM: 3.0m x 5.09m, plus 0.51m x 1.26m
Convactor heaters and UPVC double glazed windows and doors.

UNIT 4B AND 4C – A RANGE OF SINGLE STOREY OFFICES comprising:

MAIN OFFICE 1: 4.84m x 6.07m

LOBBY TO:

OFFICE 2: 3.81m x 2.93m

OFFICE 3: 6.45m x 4.81m

REAR ENTRANCE LOBBY OFF TO ENCLOSED YARD:

LOBBY AT FRONT GIVING ACCESS TO:

OFFICE 4: 3.3m x 3.67m, rear door

KITCHEN: 6.0m x 2.84m, plus 3.21m x 1.68m, inset sink unit, range of units, rear door

UNIT 5:

ENTRANCE: 5.01m x 1.09m

STORE/OFFICE: 14.21m x 6.63m plus alcove 7.8m x 1.06m

White walled with suspended ceilings and recessed lighting, drainage gulley to floor

UNIT 5B & 5C – OFFICE / STORE:

ENTRANCE HALLWAY: 6.3m x 1.23m

5B STORE/OFFICE: 3.92m x 5.76m

5C STORE: 3.53m x 5.72m

TOILET: With wash basin

UNIT 5A – GROUND FLOOR OFFICE:

OFFICE: 4.39m x 4.49m, access from front entrance hallway, 2 convector heaters

LOBBY OFF ENTRANCE HALL:

SEPARATE WC:

UNIT 6 – GROUND FLOOR UNIT COMPRISING OFFICES AND SHOWROOM/STORE:

FRONT ENTRANCE: 1.96m x 1.25m

KITCHEN: 3.2m x 2.0m, inset stainless steel sink unit, worktops and cupboards

LOBBY: 3.0m x 1.75m

WC No 1: WC and wash basin – 1.46m x 1.34m

WC No 2: WC and wash basin – 1.36m x 1.46m

OFFICE: 5.89m x 7.57m overall, electric convector heater

STORE: 21.4m x 7.56m (height about 3.42m), stanchions interrupt the floor area, fluorescent strip lights

UNIT 7 – GROUND FLOOR UNIT COMPRISING SHOWROOM /OFFICE:

SHOWROOM/OFFICE: 5.91m x 6.65m, plus 2.95m x 2.93m, UPVC double doors, 3 convector heaters, sink unit with cupboards and worktop.

STORE OFF: 1.95m x 2.76m

SIDE LOBBY:

LADIES WC: WC and wash basin

GENTS WC: WC and wash basin

REAR RECEPTION AREA: 2.87m x 2.61m, convector heater

OFFICE 1: 3.35m x 2.36m, convector heater, double glazed window

OFFICE 2: 2.91m x 2.59m plus 1.96m x 0.64m, convector heater, double glazed window

UNIT 8 – WORKSHOP AND STORAGE AREA CURRENTLY DIVIDED WITH INTEGRAL OFFICE AREA:

WORKSHOP AND STORAGE AREA: 15.62m x 8.57m, (max measurements)

WITH OFFICE: suspended ceiling, double wooden entrance doors

UNIT 10 – 2 40ft CONTAINERS WITHIN SECURE COMPOUND (AND ADJACENT PORTACABIN)**UNIT 11 – OFFICE WITH STORAGE AREA, W.C. AND WASH BASIN AND KITCHEN UNIT:**

Overall 4.75m x 7.67m UPVC entrance doors and side panels, 2 convector heaters

FIRST FLOOR

Accessed via external staircase from rear yard.

UNIT 9 – OFFICE: 5.22m x 3.21m overall with Restricted ceiling height, convector heater, external steel staircase access

Accessed from the Main Front Ground Floor Entrance .

UNIT 20 – A B C FIRST FLOOR OFFICES:

OFFICE 1: 6.46m x 6.06m (maximum), suspended ceiling and air con unit

OFFICE 2: 3.05m x 2.68m, electric convector heaters

OFFICE 3: 4.49m x 4.46m, electric convector heaters

UNIT 21A – FIRST FLOOR OFFICE:

6.45m x 6.0m, 2 convector heaters, suspended ceiling

UNIT 21B – FIRST FLOOR OFFICE:

6.42m x 3.0m, convector heater

UNIT 22A – FIRST FLOOR OFFICE:

6.42m x 3.0m, convector heater

UNIT 22B – FIRST FLOOR OFFICE:

6.42m x 3.0m, convector heater

UNIT 23 – RESIDENTIAL FLAT:

Ground Floor

ENTRANCE HALL: 2.28m x 2.94m (overall maximum measurements)

STORE OFF: 2.35m x 1.16m plus understairs area

First Floor

STAIRS, HALF LANDING & LANDING:

KITCHEN: 3.33m x 2.42m, Solectra electric water heater, stainless steel sink unit with worktops and cupboards – recently refurbished

BATHROOM: 3.33m x 1.83m (overall), large walk-in shower, wash basin, extractor unit, access to:

SEPARATE WC: Low level WC

LOUNGE: 5.79m (maximum) x 3.35m. brick fireplace, beamed ceiling

DINING ROOM: 4.47m x 4.28m, blocked off door to office passageway

BEDROOM 1: 5.75m x 3.43m

BEDROOM 2: 3.42m x 3.34m

BEDROOM 3: 3.34m x 3.2m

Electric night store heating together with convectors.

COMMUNAL FACILITIES:

The first floor Offices have the joint use of the Ladies and Gents WCs at first floor level, together with a communal kitchen.

There is a rear escape staircase from the communal toilet area.

There is a further block of communal toilet facilities on the south side of the site comprising of Ladies and Gents WCs, Gents urinal, 3 wash hand basins.

The floor area of the communal toilet facilities is excluded from any floor area figures quoted in these Particulars.

SERVICES:

The site is served by mains electric, water, and drainage. We understand there are 10 telephone main feed lines to the site, Broadband, full fire alarm system and CCTV also serves the site. There is no mains gas to the property.

INDIVIDUAL EPC'S:

Common Area = E / Unit 4A = C / Unit 4B = D / Unit 4C = E / Unit 5A = E / Unit 5, 5B, 5C = E / Unit 6 = D / Unit 7 = E / Unit 8 = D / Unit 11 = E / Unit 20-22 = E / Unit 20 A,B,C = E / Unit 21 = D / Unit 21B = D / Unit 22A = B / Unit 22B = B (To be updated more EPC's were undertaken 16.11.23).

Copies of Certificates are available online or via the Agents.

TENANCY AND RENTAL DETAILS

A Schedule of the present individual tenancy details and individual rents passing is available from the Agents to seriously interested parties.

The tenants are responsible for the payment of all Business Rates.

The Landlord maintains all of the buildings.

The rents on Units 1-11 inclusive and Unit 20 A B & C, include water rates and buildings insurance which is payable by the Landlords. The rents of the remaining first floor Offices (21A, 21B, 22A and 22B) are inclusive of electricity and water costs which are paid by the Landlords.

Copies of the EICR Reports and Asbestos Management Survey Report are available via the Agent.



COMMUNAL STAIRWELL



UNIT 4 (PART OF)



GROUND FLOOR WASHROOM



GROUND FLOOR W.C.



UNIT 9



UNIT 20A



UNIT 23 - RESIDENTIAL FLAT

TENURE Freehold –subject to the ongoing Leases.

SERVICES Mains electric, water and drainage are connected to the property.

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

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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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MAP FOR IDENTIFICATION
 PURPOSES ONLY NOT TO SCALE

