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SPALDING COMMERCIAL: 01775 765536 [www.longstaff.com](http://www.longstaff.com)



## Unit 11 Cresswell Close, Spalding Lincs PE11 3TY

**TO LET : Rent £22,500 plus VAT Per Annum**

- Light Industrial Building with First Floor Office
  - Car Park and Rear Yard
- Approximate Gross Internal Floor Area of 424m<sup>2</sup> (4,560 sq.ft.)
- Situate in Spalding's Primary Commercial / Industrial Area

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



## LOCATION

The property is situated in a prominent location in the recognised industrial / commercial area of Spalding having a frontage to Cresswell Close and a rear flank boundary to Enterprise Way. The property is shown outlined in red for identification purposes on the plan included in these Particulars. Cresswell Close is approximately three quarters of a mile from the main A16 Spalding Bypass road which gives good access to neighbouring towns.

## ACCOMMODATION

27m x 15.1m, steel portal framed construction, part brick and part block to approximately 2.23m on the front and rear elevations, profile clad over.

Profile clad to end elevation, insulated profile clad roof, sodium lights, 2 manual roller shutter doors at rear, each being approximately 4m wide and approximately 4.8m high. Powermatic oil fired workshop space heater with external polythene oil storage tank. Ridge height about 7.4m and an external eaves height of about 5.5m.

Within the overall main building are the following facilities :

ENTRANCE LOBBY with fitted cupboard.

LADIES TOILET with lobby, low level WC, wash basin (h&c), Heatrae Sadia water heater, thermoplastic tiled floor .

GENTS TOILET with lobby, 2 wash basin (h&c), 2 low level WCs, 2 fluorescent strip lights, thermoplastic tiled floor.

SMALL OFFICE with worktop and fluorescent strip light.

Circular steel staircase giving access to Mezzanine Area comprising:

LANDING : 3.53m x 1.98m

OFFICE : 3.96m x 4.0m

## Outside

Double steel gateway from Cresswell Close. Tarmac forecourt area providing car parking plus roadway to rear.

Additional Gates from Enterprise Way to rear yard.

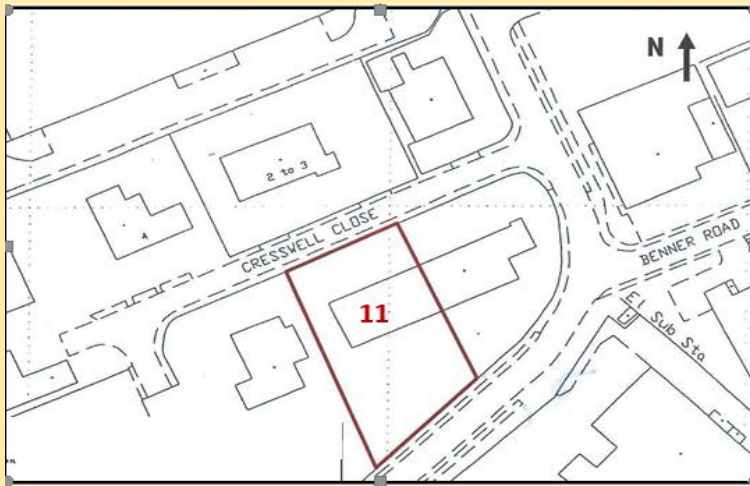
**SCHEDULE OF APPROXIMATE GROSS INTERNAL FLOOR AREAS**

	<u>Sq.Mtrs.</u>	<u>Sq.Ft.</u>
Workshop / Production Area:	383	4,119
Ancillary, Toilets Etc:	<u>25</u>	<u>269</u>
	408	4,388
Mezzanine Office:	<u>16</u>	<u>172</u>
<b>TOTAL:</b>	<b>424m<sup>2</sup></b>	<b>4,560 sq.ft.</b>

**LEASE TERMS**

- TERM:** The property is available on a new lease on a term to be negotiated with rent reviews at three yearly intervals.
- RENT:** £22,500 plus VAT per annum
- BUSINESS RATES:** All business rates will be payable by the tenant. Rateable Value £18,000 (2023 list). Interested parties are advised to make their own enquiries direct with SHDC as to the precise amount of rates payable.
- OUTGOINGS:** All normal outgoings will be payable by the tenant.
- BUILDINGS INSURANCE:** The tenant will reimburse to the Landlords the reasonable buildings insurance premium in respect of the property.
- MAINTENANCE:** The tenant will be responsible for keeping the whole of the demised premises in good and tenable repair and decoration throughout the term.
- LEGAL COSTS:** Each party will be responsible for bearing their own legal costs.
- USE:** The use of the property will be subject to the Landlord's approval in the normal way.





**SERVICES** Mains water, mains drains, single and three phase electricity.

**LOCAL AUTHORITIES**

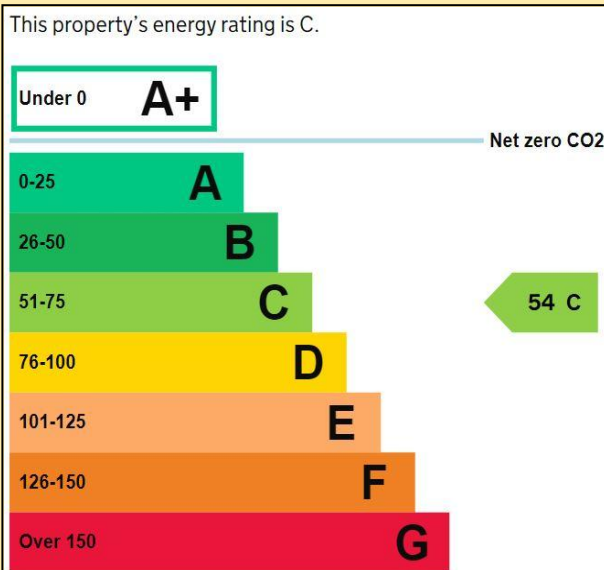
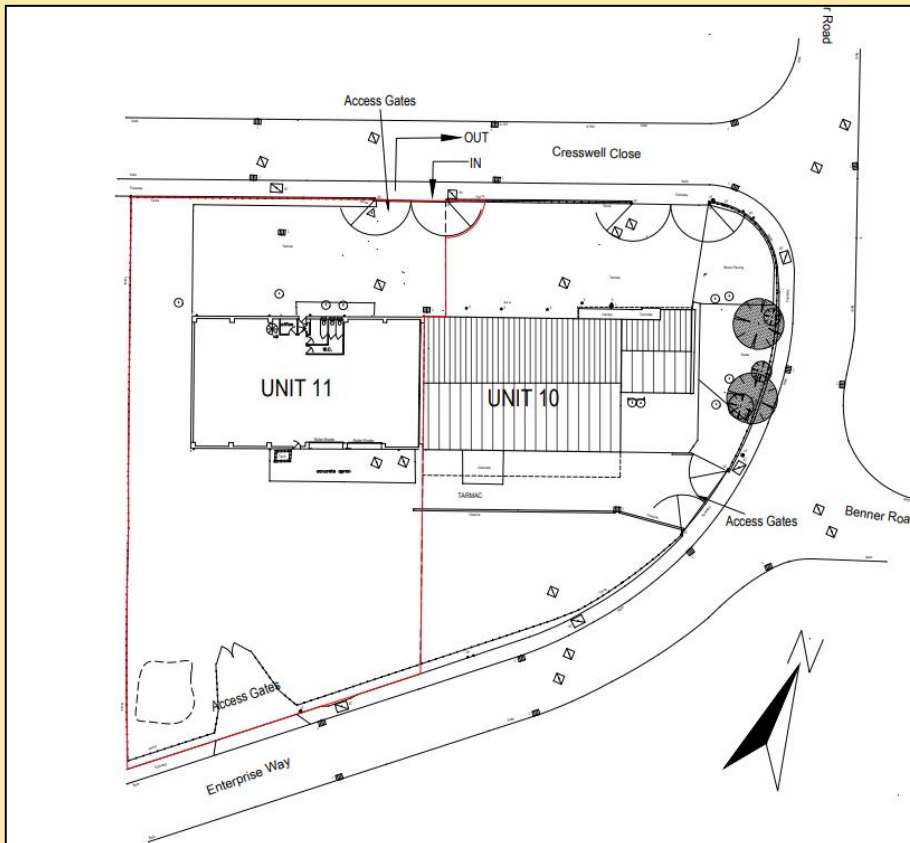
South Holland District Council  
 Priory Road, Spalding, Lincs. PE11 2XE  
 CALL: 01775 761161

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 (Ref: S11376)**

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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.

**ADDRESS**

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