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Unit 4, Stumps Lane Industrial Estate, Spalding, Lincolnshire PE12 6AT

TO LET: Rent £18,300 Per Annum

- Workshops with offices
- Approximate Gross Internal Floor Area of 318m² (3,419 sq.ft.)
 - 12 No. Car Parking Spaces included with unit
- Close to Springfields Retail Outlet/Festival Gardens and the A16 Spalding Bypass
 - Flexible Terms
- Available End of August 2024

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOCATION

The property is situated on the north east side of the market town of Spalding and is a short distance from the Springfields Outlet Shopping Centre and Festival Gardens which provide a major attraction for the town of Spalding.

Access is primarily from the Holbeach Road roundabout which is the junction of the A16 trunk road and the A151. From this roundabout turn into Holbeach Road and travel for about 200 yards and turn right into Camelgate (Springfields Outlet Centre on the right hand side). Veer right at the end of Camelgate onto Roman Bank and the property can be found a few hundred yards on the right hand side. The approximate location of the property is shown on the plan within these Particulars.

ACCOMMODATION

The Unit is part of a block of buildings of concrete framed construction with concrete block walls under corrugated sheet roofs. The front elevation is profile clad.

Overall the Unit measures 23.85m deep x 13.67m wide. There are a number of piers within the floor space. There are double personnel entrance doors at the front and a rear roller shutter door and side personnel door. The accommodation comprises:

ENTRANCE OFFICE:	5.40m x 3.10m	plus STORE:	2.33m x 3.10m
OFFICE:	4.12m x 3.48m		
KITCHEN:	2.10m x 4.12m		
WC AREA:	Overall 4.46m x 2.6m	(with separate ladies and gents)	
FURTHER OFFICE AREA:	10.46m x 3.51m	plus 4.47m x 1.18m	
WAREHOUSE:	13.67m x 7.96m		
ADJOINING WAREHOUSE:	13.83m x 7.82m		

Approximate Overall Gross Internal Floor Area: 318m² (3,418 sq.ft.)

OUTSIDE: Large gravelled car park to front of the property with entrance through double metal gates from Stumps Lane for general car parking.

PLANNING

The property historically has been used in parts for a number of uses including warehousing, light industrial and some retail and trade displays of plumbing, heating and home improvement materials. Any intending occupiers should make their own enquiries with the Local Planning Authority as to whether any change of use planning consent is required for their particular use.

LEASE TERMS

- 1 RENT: £18,300 per annum

- 2 TERM: The Unit is offered on a 3 year lease but this could be longer or shorter if required. A longer lease will generally be subject to an upwards only 3 yearly rent review. The Landlords are willing to agree to break clauses in any proposed lease in favour of the tenant, subject to the usual conditions.

The lease will be contracted out of the Security Provisions of the Landlord & Tenant Act 1954 Part II.

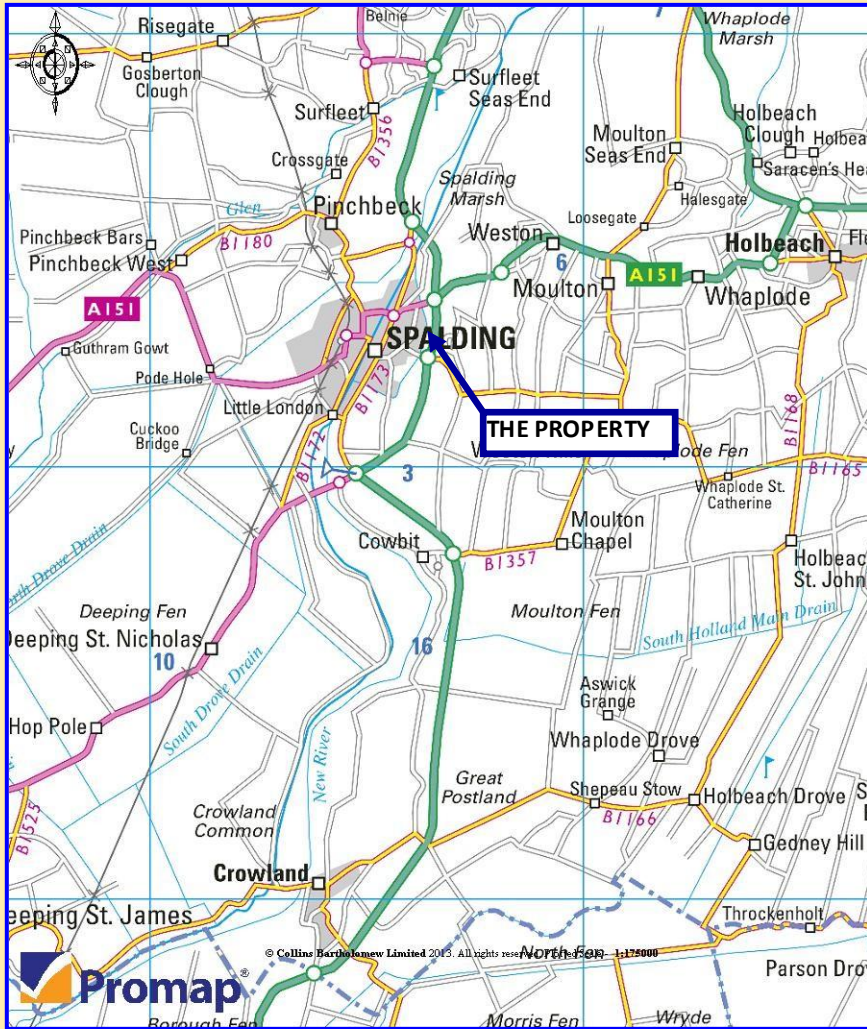
- 3 MAINTENANCE The Unit is offered on a full repairing and insuring lease to the tenant.
& INSURANCE: The Landlords will be responsible for the maintenance of common areas.

- 4 OUTGOINGS &
BUSINESS RATES: Normal outgoings and business rates will be payable by the tenant. Rateable Value: £10,750 (2023 List)

- 5 LEGAL COSTS: Each party to be responsible for their own legal costs.

- 6 SECURITY
DEPOSIT: The Landlords will require a security deposit equivalent to three months' rent to be paid at the commencement of the tenancy, which will be in addition to the first quarter's rent.





SERVICES Mains water (metered supply) and Electricity. Private drainage.

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 LN11 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.

Ref: S11493

ADDRESS and CONTACT

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This property's energy rating is C.

