

EST 1770



Longstaff^{.COM}

SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



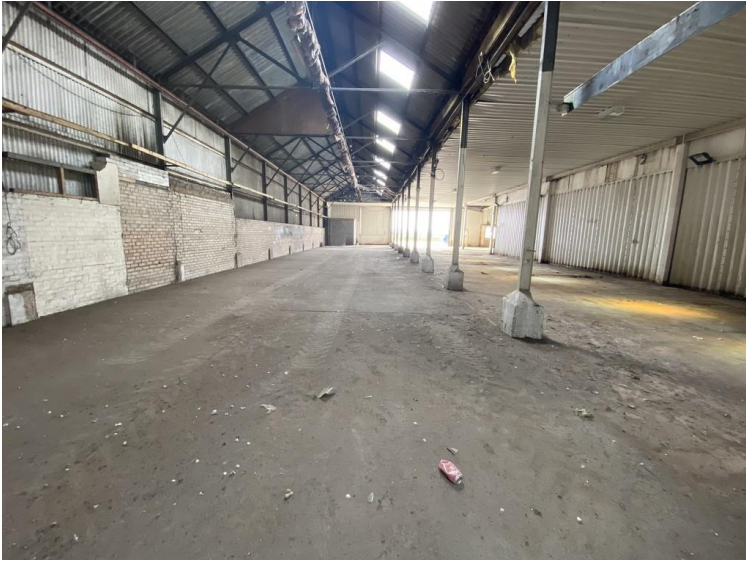
Warehouse Premises with Yard, Coney Garth Lane, Surfleet PE11 4DS

TO LET: Rent £20,000 Per Annum

- Warehouse Buildings conveniently accessed off the A16 at Surfleet
 - Gated Entrance
- Extensive Yard area approximately 1.12 acres (0.45 Hectares)
- Additional workshop buildings available under separate negotiation situated in adjacent yard

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOCATION

The property is accessed off the A16 at Surfleet between the Gosberton link road and the A17, turn into Surfleet Bank and continue for approximately 450 metres and then Coney Garth Lane can be found on the right-hand side and the premises is approximately 75 metre up Coney Garth Lane on the right hand side accessed through a gated entrance.

ACCOMODATION

The premises are of a steel portal frame construction with brick, block and sheet clad walls and corrugate sheet clad roof over. A new electric roller shutter door has been installed to the buildings (6.9m wide x 4.1m high). The buildings have new LED lighting and concrete floors throughout.

Warehouse Bay 1	39.9m x 7.09m less transformer room
Warehouse Bays 2/3	40.07m x 14.78m
Yard Toilets	3 Urinals 1 WC 1WHB
Yard	Large yard in front of the buildings, and adjacent the A16

YARD

There is an extensive yard measuring approximately 1.12 acre (0.45 hectares) with a mixture of concrete and hardcore surfacing.

Access is required at all times through the yard to the buildings at the rear.

AGENTS NOTE

It should be noted that all measurements stated are approximate. The office building may be available by separate negotiation. The weighbridge is not in working order.

Additional workshop buildings are available in the adjacent yard, ranging from 4,000-6,000 sq.ft. Total 21,796 sq.ft.

TERM

To Let for a minimum of a 3 year Term. Contracted out of the Landlord And Tenant Act 1954 Part II Security Provisions.

RENT

£20,000 per annum.

THE LEASE

The lease will be on a Full Repairing and Insuring basis.

OUTGOINGS

The Tenant will be responsible for all utility costs. A service charge will be levied for use of shared yard and toilet facilities

BUILDINGS INSURANCE

The landlord will pay the Buildings Insurance Premium and recharge to the tenant. The tenant will be responsible for the insurance of their contents.

REPAIRS

The tenant will be responsible for the maintenance of the premises and a schedule of condition will be prepared at the commencement of the tenancy. The tenant will not be expected to return the building in any better state than found at the commencement.

LEGAL COSTS

Each party will be responsible for their own legal costs.

SERVICES

There are single and three phase electricity supplies to the site. Mains water is connected to the site.

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

VIEWING

Strictly by Appointment with R Longstaff & Co LLP
Commercial Department
Tel 01775 765536
Email commercial@longstaff.com

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the viability of these with their Solicitors or surveyors.

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

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: S11494

ADDRESS

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 765536
E: commercial@longstaff.com
www.longstaff.com

