

SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



# WELLAND WORKSPACE BUSINESS AND TRAINING CENTRE 10 PINCHBECK ROAD, SPALDING, LINCOLNSHIRE, PE11 1QD TO LET - First Floor SERVICED OFFICES - RENT FROM £350pcm

- Fully Serviced Offices with Car Parking Facilities
- Full Reception Service and Waiting Areas with a Welcoming Professional Environment
- Individual Offices on the first floor overlooking the gardens.
- Flexible Terms
- CCTV / Individual Key Fobs
- No VAT Payable on Rents

SPALDING 01775 766 766 ~ GRANTHAM 01476 565 371 ~ BOURNE 01778 420 406







22,000. Spalding is located on the A16 and close to the A17 and A52. Peterborough is approximately 20 miles south which further connects to the A1 trunk road and main line rail services are also located here. Spalding benefits from the recently constructed Spalding to Peterborough A16 road.

Welland Workspace offers serviced office accommodation to start-up businesses and established larger firms. The building formerly housed Roythornes Solicitors and is a purpose-built facility built in the 1960's over two floors. Welland Workspace offers individual rooms, or the owners are happy to combine a number of rooms if required depending on individual requirements.

# **TERMS**

Welland Workspace offers flexible terms.

- Monthly, quarterly or annual terms.
- Rent includes normal use of electricity, water, heating and Reception facilities.
- Includes common areas, WC and Kitchen facilities.
- Individual offices or the owners will combine offices if available/required, depending on customer requirements.
- The occupiers are responsible for the payment of their own business rates a schedule of the Rateable Values for each office is available upon request.

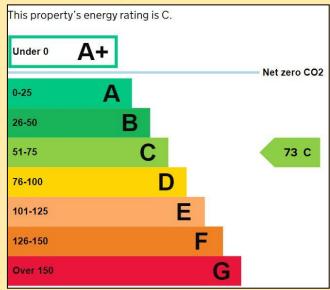




# **ACCOMMODATION**

GROUND FLOOR					FIRST FLOOR			
Room	<u>M²</u>	FT <sup>2</sup>	Status Montl	hly Rent	Room	<u>M²</u>	FT <sup>2</sup>	Status Monthly Rent
RECEPTION	N/A	N/A			24	13.10	141	LET
IT ROOM	N/A	N/A			25	12.26	132	LET
WAITING	N/A	N/A			26	13.10	141	LET
MEETING	N/A	N/A			27	12.26	132	AVAILABLE £350pcm
CONFERENCE	ROOM N/A	N/A	For Hire		28	13.10	141	AVAILABLE £350pcm
1	16.40	176	LET		29	12.26	132	LET
2	13.90	150	LET		30	13.10	141	LET
3	13.90	150	LET		31	13.10	141	LET
4	12.26		LET		32	12.26	132	LET
4	12.20	132	LEI		33	17.75	191	AVAILABLE £500pcm
5	13.10	141	LET		34			LET
6	13.10	141	LET		35	12.26	132	AVAILABLE £350pcm
7	13.10	141	LET		36	12.26	132	LET
8 } 9 }	26.20	282	LET		37	12.8	138	LET
10	13.10	141	LET		38	12.8	138	LET
11	13.10	141	LET		39	12.0	130	LET
12	13.90	150	LET		40	12.26	132	AVAILABLE £400pcm
13	13.90	150	LET		41	13.97	150	LET
14	13.10	141	LET		42	13.97	150	LET
15	12.30		LET		43	13.97	150	LET
16	12.70		LET		44	15.92	171	LET
17	27.00	291	LET		45	.0.02		
18	25.31		LET		46-51	Office	Suite	LET
19	13.41		LET		52	12.8	138	LET
20		ERENCE			KITCHEN	N/A	N/A	
21		STORAGE ROOM				,, ,		
22	24.02	259	AVAILABLE	£600pcm				
23	12.70		AVAILABLE	£400pam				
		·	Ladies & Gents	Ladies & Gents Toilets				





#### **TEN URE**

Leasehold

#### **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**

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

#### **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 a dvised to check the availability of these with their solicitor or surveyor.

# Ref: S8766 (08.07.24)

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.

#### **ADDRESS**

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

# CONTACT

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









