

Winsover Centre

Unit 8 Winsover Road, Spalding,
Lincolnshire, PE11 1EJ

TO LET

- ▼ Individual suites constructed to suit commercial, business and service uses
- ▼ Flexible lease terms available
- ▼ Kitchen space and toilet facilities
- ▼ High footfall town centre location
- ▼ Car park spaces available

Nearby occupiers within easy walking distance:



halfords



Sainsbury's

Total Internal Floor Area
2,381sq.ft
(221.22 sq.m)



T: 01775 765536
www.longstaff.com

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FIRST
FLOOR
OFFICE
SPACE
WITH PARKING

Space as individual as your business

Constructed to suit commercial, business and service uses



Winsover Centre

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Lincolnshire, PE11 1EJ

Flexible
Lease Terms
Available



Description

The space is accessed via electric double doors, adjacent to Lidl's main entrance, and via a staircase to the first floor suite. The current configuration of the space comprise a main central open area with a partitioned private corner area and a partitioned off large open space. There is a kitchen area also partitioned off in the main central area. WC facilities are located within the suite and includes separate ladies, gents and disabled facilities. There is a fire exit staircase leading out towards the front car park area. The space comprise carpet, suspended ceiling with inset lights, window blinds, storage heaters and ample CAT 5 cabling.

There are 3 car parking spaces allocated in the Centre car park. All units benefit from electric, water and drainage mains services.

Space tailored to your business needs

Constructed to suit commercial, business and service uses



Let us help your business grow

Possible uses could include:

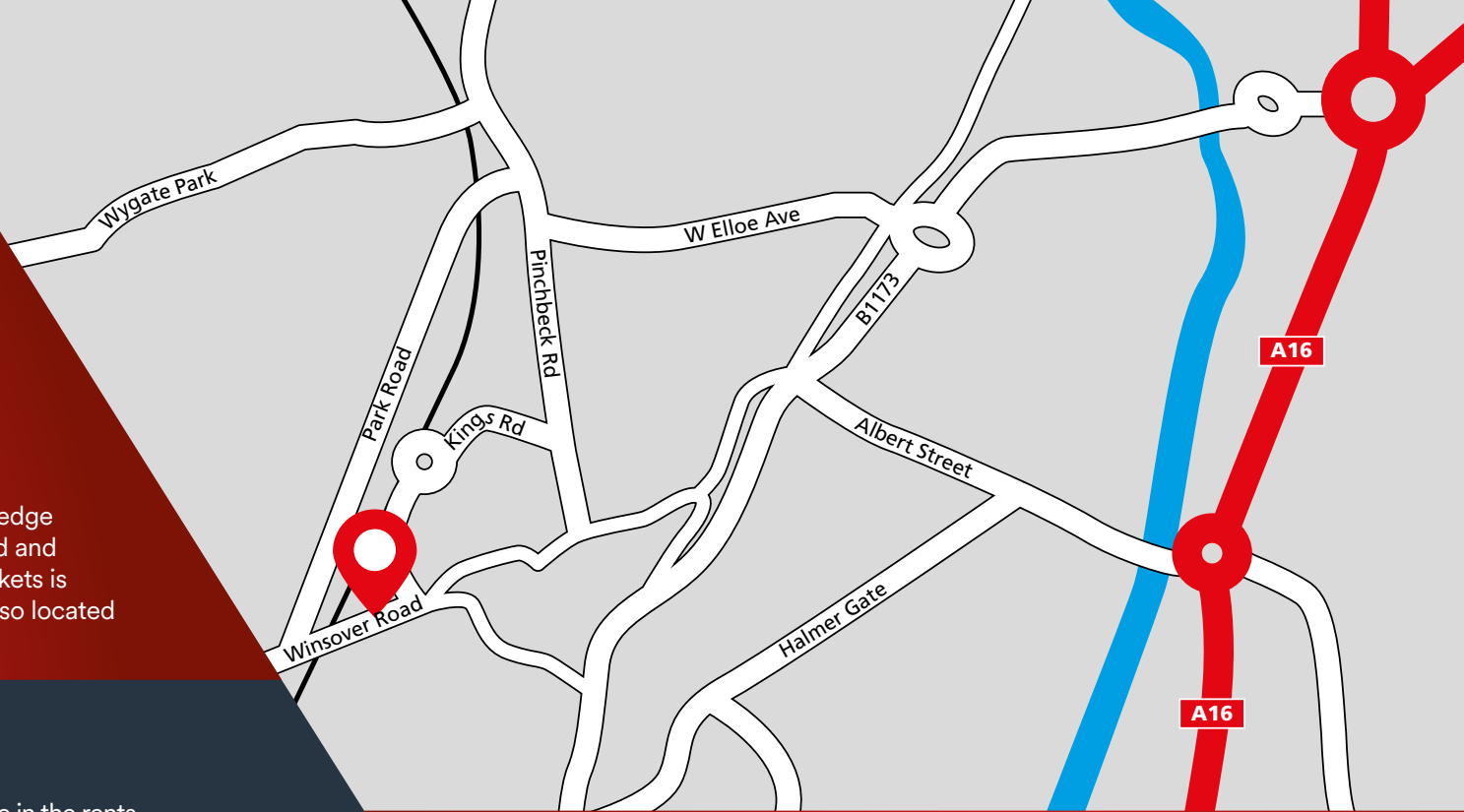
Employment Agency, Solicitors, Accountant, Nail Bar,
Hair Salon, Tattooist, Barber, Vape Shop, Antiques,
Phone Accessories, Restaurant, Café, Coffee Shop,
Gym, Sports Injury Clinic, Physio, Osteopath, Podiatrist.

Winsover Centre

14-16 Winsover Road, Spalding,
Lincolnshire, PE11 1EJ

Location - PE11 1EJ

The centre is located in a prominent position on the western edge of Spalding town centre, on the corner of A151 Winsover Road and Station Street. The main town centre retail park, Holland Markets is located close by on Station Street. The town train station is also located adjacent.



Service Charge & Insurance

There is a service charge arrangement in place which is inclusive in the rents. The Landlord will insure the premises the premiums to be recovered from the tenant.

Services

Electricity and water supplies are laid on with drainage to main sewer.

Energy Performance

Further information available upon request.

Planning

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Viewing

Strictly via prior appointment with the appointed agents:



01775 765536
commercial@longstaff.com



Claudia Gasparro
07831 338014
cgasparro@lcpproperties.co.uk

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SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

*Potential occupiers to make own enquiries to clarify accuracy of data.