



EX BUILDERS MERCHANT'S DEPOT TO LET

21 ST THOMAS ROAD, SPALDING, PE11 2XY

- Well located site in Spalding
- Site area 1.19 acres
- Secure open storage of 39,299 sq ft
- Building 9,599 sq ft
- Lease length up to 8 years

RENT: £65,000 PER ANNUM | 1.19 ACRES

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BROWN & CO JH Walter

LOCATION

The site is located off St Thomas Road, Spalding and is co-located with Wolseley Plumbing & Parts. St Thomas Road is just off the A151 Windsor Road and Bourne Road that runs east-west out of Spalding. Access is across the Wolseley entrance.

DESCRIPTION

The site is a concrete/tarmac compound with boundary walls and other boundaries of various constructions. Within the site are a number of buildings.

ACCOMMODATION

Description	ft2	m2
High Bay Warehouse with 3x Wrapover Doors	1,883	175
Storage Unit including W.C.	1,700	158
Sale Unit with Office and Display Area	2,981	277
Storage Unit	1,593	148
Storage Unit	1,442	134
Yard Area (0.92 Acres)	39,299	3,651
Total Site Area		0.48 ha

SERVICES

The site benefits from mains electricity, foul and clean water and mains gas.

PLANNING

The site has previously been used as a builder's merchant's depot. Interested parties must satisfy themselves as to the appropriateness of the planning for their intended use under a sub-letting or assignment under the Landlord & Tenant Act excluding the security provisions.

BUSINESS RATES

The property has a Rateable Value of £37,250 from 1st April 2023.

TERMS

The site is available by way of a leasehold interest.

EPC

The property has an EPC rating of 76D.

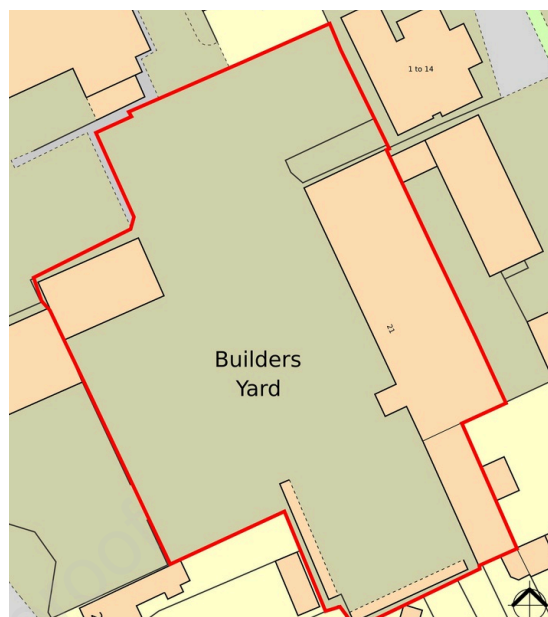
VAT

The price quoted within these particulars is exclusive of VAT at the prevailing rate and, as far as we are aware VAT will be charged on any letting.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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