



DISTRIBUTION FACILITY WITH PACKAGING & RIPENING FACILITIES, ENTERPRISE WAY, PINCHBECK, SPALDING, PE11 3YR

- Modern, bespoke Food Factory and Cold Stores together with ancillary Office and Staff accommodation located on Spalding's Premier Business Park offering easy access to the A16 Trunk Road.
- GIA approx. 68,450 sq ft (6,359 sq m) with property situated on large site offering dock-level access points to the rear, plentiful Yardage and perimeter Car Parking. Space for further expansion, subject to the relevant planning permission being obtained.
- High specification building subject to significant recent capital expenditure.

FOR SALE: £3,500,000 FREEHOLD

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Property and Business Consultants

LOCATION

As of the 2011 Census, Spalding had a resident population of approximately 31,500 people with the Town being located approximately 23 miles North of the City of Peterborough where access to the A1(M) can be obtained.

This bespoke detached and modern Food Factory and Cold Stores with ancillary Office and Staff accommodation occupies a prominent position at the heart of Spalding's Premier Business Park affording easy access to the A16 Trunk Road. There are many similar businesses located within close proximity in addition to Manufacturing and Logistics businesses.

Spalding has a long history of being a base for businesses associated with food, produce and flowers with the immediate vicinity offering available and skilled labour to suit most business requirements in this sector.

DESCRIPTION

The property comprises a modern, detached and bespoke Distribution Facility Investment with Packaging & Ripening Facilities with ancillary Office and Staff accommodation situated on a large site affording dock-level access to the main space, plentiful Yardage and perimeter Car Parking where scope exists on a Subject to Planning basis for further extensions to be built to the existing property.

We believe that the original structure was constructed during the late 1980's / early 1990's and substantial investment has occurred since construction to ensure that the Premises meet the most modern and stringent standards for their current use.

The property is of steel portal frame construction with a mixture of brick and insulated profiled metal cladding to the external elevations under a insulated and profiled metal roof covering. Eaves heights within the Stores and Packaging areas range from approximately 6 metres to 9 metres (20 ft to 30 ft). The two storey Office and Staff accommodation to part of the building is air conditioned and with heating being gas-fired via radiators. The main space has halogen lighting together with a 3 phase electricity supply and also level access and dock level entry points to the main areas.

ACCOMMODATION

In terms of gross internal area, the property comprises as follows:

Floor	Description	Sq M	Sq Ft
Ground	Packaging Areas	1296	1,395
Ground	Assembly Area	892	9,602
Ground	Ripening Units	98	1,055
Ground	Cold Stores	2173	23,391
Ground	Stores, Plant Room & Workshop	687	19,950
Ground	Office & Staff Accommodation	619	6,663
First	Offices	594	6,394
	TOTAL	6,359	68,450

SERVICES

We understand that mains electricity (with 3 phase supply), gas, water and drainage are connected to the property.

Prospective purchasers are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to acquire this property. None of the services or apparatus contained within the property have been tested by Brown & Co and as such no warranty is either given or implied as to their provision or condition.

RATEABLE VALUE

The property is assessed under the 2023 Rating List as a Warehouse & Premises with a Rateable Value of £275,000.

VAT

The asking price quoted herein is exclusive of VAT at the appropriate rate and we understand that VAT will be charged upon the sale price negotiated.

EPC RATING

The property has an EPC Rating of D79.

LEGAL COSTS

Each party will be responsible for their own legal costs in respect of any sale negotiated.

ASKING PRICE

We are quoting an asking price of £3,500,000 for the freehold interest in this property.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Selling Agents:

Brown & Co
5 Oakwood Road
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