



## Unit 4 Edison Court, Pinchbeck, PE11 3FX

**£1,425 Per Calendar Month**

TO LET- COMMERCIAL UNIT COMPRISING OF THREE MODERN OFFICES SITUATED ON THE ENTERPRISE PARK INDUSTRIAL ESTATE FOR £1425.00 + VAT PER MONTH.

The unit comprises of workshop area, three offices all equipped with Air-Con supply, computer compliant lighting and a range of power-points. Communal kitchen and toilet room also included with parking to the front of the premises. The property is available for occupation at the beginning of March and is suitable suitable for a variety of professional uses.

**Lease Terms:**

£18,000 per annum plus VAT

**Terms:**

The Unit is offered on a 3 year lease but this could be longer or shorter if required. The Landlords are willing to agree to break clauses in any proposed lease in favour of the tenant, subject to the usual conditions.

The lease will be contracted out of the Security Provisions of the Landlord & Tenant Act 1954 Part II.

**Maintenance & Insurance**

The Unit is offered on a full repairing and insuring lease to the tenant.

**Business Rates:**

Normal outgoings and business rates will be payable by the tenant. Rateable Value: £11,000

**Legal Costs:**

Each party to be responsible for their own legal costs.

**Security Deposit:**

The Landlords will require a security deposit equivalent to three months' rent to DEPOSIT: be paid at the commencement of the tenancy, which will be in addition to the first quarter's rent.

**Reception 10'9" x 12'5" (3.30m x 3.80m)**

Having air-conditioned unit, store room, 3 phase electricity supply.

**Unit Space**

A versatile commercial garage unit offering a large roller shutter door providing excellent access for vehicles and equipment. The property benefits from adjoining office accommodation, making it ideal for a range of business uses including storage, workshops, or trade-based operations.

The unit offers practical and flexible space, suitable for businesses requiring both operational and administrative areas in one location. Further details available upon request.

**Office 1 (Ground Floor) 6.90m x 6.80m & 3.50m x 2.00m**

Having computer compliant lighting and modern wall surfaces, air conditioning unit.

**Office 2 (1F) (REAR) 6.70m x 2.80m & 2.00m x 3.50m**

Having computer compliant lighting and modern wall surfaces, air conditioning unit.

**Office 3 (1F) (FRONT) 3.70m x 3.80m**

Having computer compliant lighting and modern wall surfaces, air conditioning unit. Storeroom - 1.50m x 1.50m

**WC Room**

Tiled flooring, half tiled walls. Toilet, hand wash basin unit, Upvc window.

**Kitchen 5'10" x 4'7" (1.80m x 1.40m)**

Fitted kitchen with fridge. Sink unit. Upper and lower cupboard units.

**Property Postcode**

For location purposes the postcode of this property is: PE11 3FX

**Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

**Rental Application**

**Holding Deposit:** A refundable holding deposit (to reserve a property) equivalent to one week's rent. This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement (i.e. responding to reasonable requests for information required to progress the agreement) before the 'deadline for agreement'. The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing).

**Deposit:** A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy. A refundable tenancy deposit is capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above

**Changes to the Tenancy:** Payments to change the tenancy when requested by the tenant, is capped at £50, or reasonable costs incurred if higher

**Early Termination:** If a tenant requests to leave before the end of their tenancy they will be charged to cover the financial loss that the landlord has suffered in permitting, or reasonable costs that have been incurred by the agent in arranging for the tenant to leave early, and for the rent they would have received before the tenancy reaches its end.

**Late Rent Payment:** A late rent payment will be charged if the rent is outstanding after 14 calendar days and has still not been paid. We will levy the late payment until day 14 but charge from day one. The charge will be at 3% above Bank of England base rate for each day that the payment is outstanding.

**Lost Keys or Other Security Devices;** Tenants will be charged a fee to cover the cost of replacing a lost key or security device. This fee will be dependent on the style and make of the key/lock/device. Reasonable costs that have been incurred as a result of having to replace the key or security device will be charged to the tenant.

**Changes to the Tenancy;** When requested by the tenant there will be a charge capped at £50, or reasonable costs incurred if higher.

**Payment on variation, assignment or novation of a tenancy;** When a tenant has requested it, there will be a £50 (including vat) charge to vary, assign or replace a tenancy. The payment cannot exceed £50 (including VAT) or the reasonable costs of the person to whom the payment is to be made in respect of the variation, assignment or novation of a tenancy.

**Change of Sharer:** £50 per replacement tenant or any reasonable costs incurred if higher, to cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution.

**Payments in respect of Council Tax;** Tenants are required to pay the Council Tax on the property they rent unless otherwise stated in the tenancy agreement.

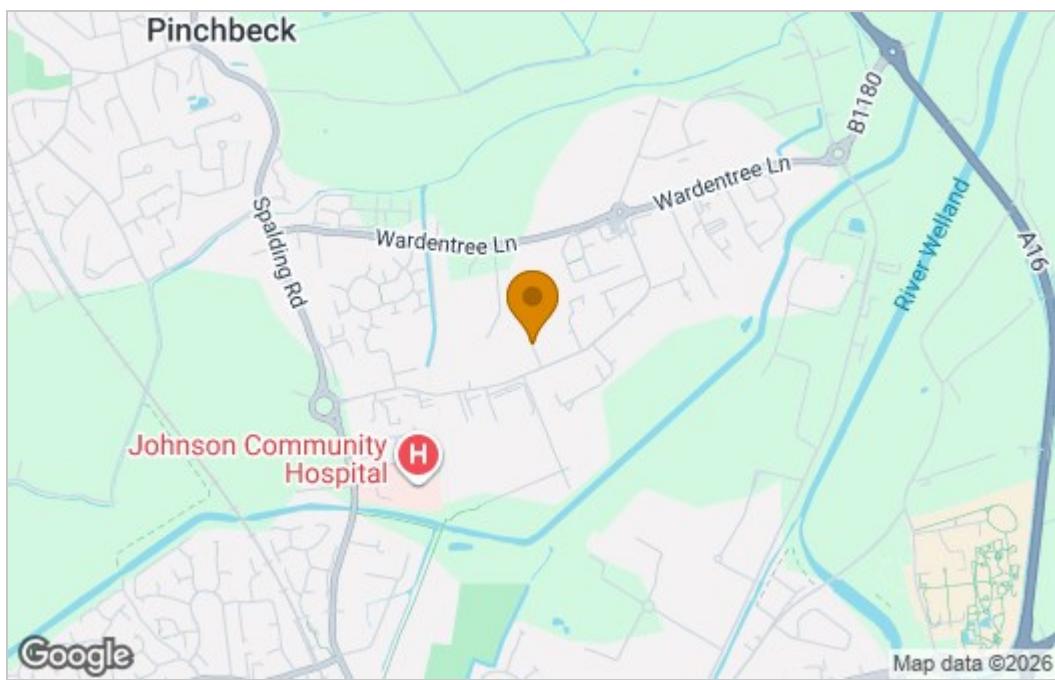
**Payments for utilities;** The tenant is responsible for payment for or in connection with the provision of a utility if the tenancy agreement requires the payment to be made. NB: In the Tenant Fees Act, utility, means electricity, gas or other fuel, water or sewage.

**WE ARE MEMBERS OF UKALA CLIENT MONEY PROTECTION SCHEME**

**WE ARE MEMBERS OF THE PROPERTY OMBUDSMAN REDRESS SCHEME**

## Floor Plan

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

