



UNIT 2 STATION STREET SPALDING, PE12 7LF

£1,500 PER MONTH

A versatile light industrial / workshop unit on Station Street, Holbeach, available to let on a commercial lease for £1,500 per month plus VAT. Previously occupied by a specialist appliance repair and retail business, the unit offers open plan workspace suitable for workshop, storage, trade counter, or light industrial use. Conveniently located with good access to the town centre and the A17, it is ideal for small to medium-sized businesses looking for a practical, flexible commercial space in South Lincolnshire.

UNIT 2 STATION STREET

- Available to let on a commercial lease for £1,800 (£1500 plus vat)
- Light industrial / workshop unit with open plan layout
- Previously used for appliance repair and retail
- Suitable for workshop, trade counter, storage, or light industrial use
- Ground floor premises with flexible internal space
- Conveniently located on Station Street, Holbeach
- Easy access to town centre and A17 road
- Part of a small commercial complex with neighbouring units
- Rateable Value: £6,700 – small business rates relief may apply
- Flexible lease terms available; viewings strictly by appointment



Summary

Unit 2, Station Street, Holbeach, Spalding, PE12 7LF

Workshop / Industrial / Trade Unit To Let

?? £1,500 per month (£18,000 per annum)

Key Features

Light industrial / workshop unit

Suitable for trade counter, storage, or workshop use

Prominent location on Station Street

Previously occupied by a specialist appliance repair business

Open plan commercial space

Good access to town centre and A17

Rateable Value: £6,700 (small business rates relief may apply)

Flexible commercial lease available

Property Description

A versatile commercial workshop / light industrial unit

located on Station Street in the market town of Holbeach, South Lincolnshire.

The premises comprise a ground floor commercial unit previously used for appliance sales and repairs, providing flexible open workspace suitable for a variety of commercial uses including workshop, storage, light industrial, trade counter, or e-commerce operations (subject to any necessary planning permissions).

The unit forms part of a small commercial complex and offers a practical working environment for small to medium-sized businesses seeking accessible premises within Holbeach.

Location

The property is situated on Station Street within Holbeach, a busy South Lincolnshire market town with a range of local shops, services and businesses.

Holbeach is well positioned with good road connections via the A17 road, providing access to:

Spalding – approx. 8 miles

Boston – approx. 17 miles

Peterborough – approx. 23 miles

The location makes the premises suitable for businesses serving the wider South Lincolnshire and Cambridgeshire area.

Accommodation

Ground floor commercial premises comprising:

Main workshop / open commercial space

Trade counter or reception area

Storage space

WC facilities (if applicable)

Full layout and measurements available on request or during viewing.

Business Rates

Rateable Value: £6,700

Eligible occupiers may qualify for Small Business Rates Relief, meaning little or no business rates may be payable.

Interested parties should

confirm with South Holland District Council.

Terms

The premises are available to let on a new commercial lease on terms to be agreed.

Rent: £1,500 per month (£18,000 per annum).

Viewing

Strictly by appointment.

Warehouse

Stairs, door to:

Office

Three windows to side, door to:

Garage

Up and over door, door to:

Showroom

Two windows to side, door to:

Office

Two windows to side, door to:

WC

Door to:

WC

Door to:

Door to:

Kitchen

Door.

Mezzanine

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ADDITIONAL INFORMATION

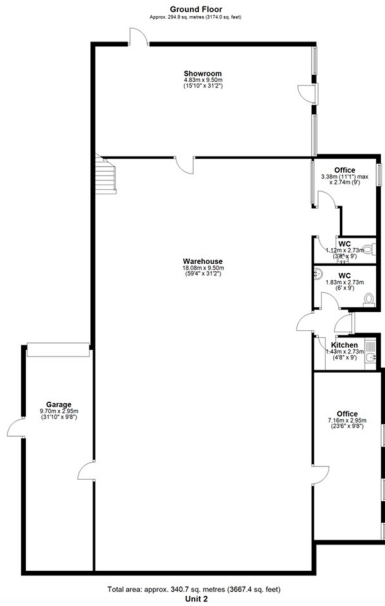
Local Authority –

Council Tax – Band Exempt

Viewings – By Appointment Only

Floor Area – sq ft

Tenure –



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Commercial
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713888
enquiries@sedge-homes.com
www.sedge-homes.com

