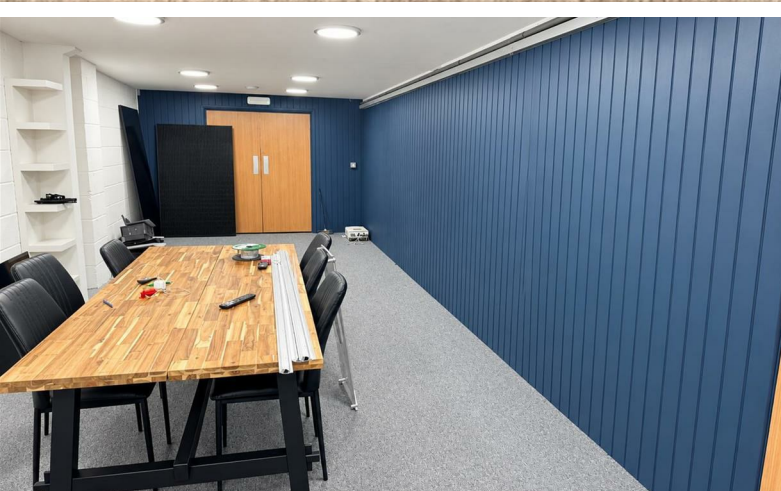
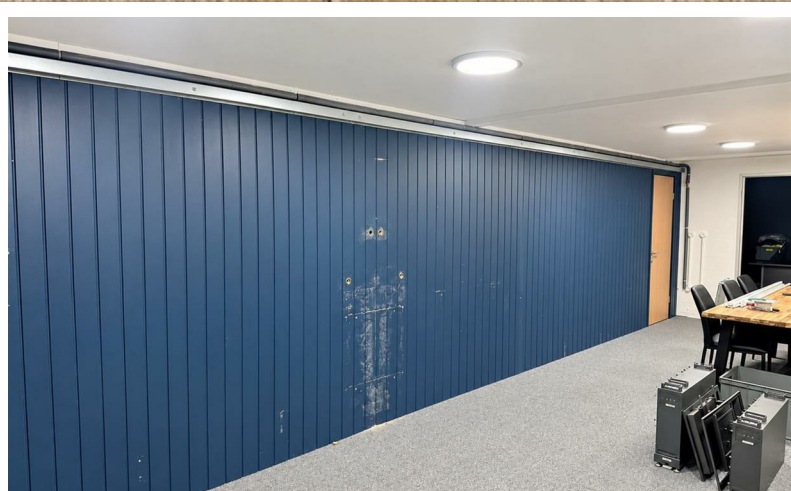




£9,600 P.A

Edison Court, Enterprise Way Pinchbeck PE11 3FX

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Ark Property Centre is excited to offer this commercial unit at Edison Court to let, conveniently located just off the A16 (Spalding Bypass), with a rent of £9,600 + VAT.

The surrounding area has experienced significant commercial growth in recent years, making it the prime business development hub in Spalding. The development is home to a variety of businesses, many of which cater directly or indirectly to the fresh food industry, along with ancillary transport facilities and other operations.

LEASE TERMS:

£9,000 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.

ACCOMMODATION:

Ground Floor:

39'4" x 9'10" (12 x 3)

Workshop: Security door release button, leading to kitchen and toilet.

Kitchen:

Sink unit and cupboards, hot water heater.

Separate WC

Low level WC, wash hand basin, part tiled, extractor fan.

FIRST FLOOR:

Leading too:

Storage Room:

11'5" x 6'5" (3.5 x 20)

Storage space with racking, lighting, electric sockets

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

