

# High Profile Modern Business Unit Available To Let On a Popular Business Park Adjoining the A16

Unit 5 | Venture Court | Elsom's Way | Spalding | Lincolnshire | PE11 3JG



Accommodation Extending to Provide 220sqm, 2,370sqft of High Bay Space  
Average Eaves Height of 6m, Internal Office, Reception Area and WC  
Vehicle Display/Parking Spaces

Available to Let on a New Full Repairing and Insuring Lease  
£14,500 per annum plus VAT

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

The property is located on Venture Court, one of the area's newest developments, with nearby occupiers including main franchise Car dealerships and Edmondsons Electrical. Spalding is the centre of the agri-packing industry, with a number of major employers and is conveniently located approximately 25 minutes from the A1 motorway at Peterborough, 20 miles to the south.

The town is also easily accessible to the east coast main line through the railway station. Pinchbeck has developed into the main commercial hub of Spalding, being an area located to the north-east of the town. Venture Court is less than one minute's drive from the A16 trunk road, which now forms the main Spalding bypass connecting Boston to Peterborough.

The unit is located at an end of terrace location.

## Accommodation...

The accommodation includes electric roller shutter door, high impact concrete floor, insulated walls which are block built up to a height of 2m approximately. The main unit measures 19.4m overall with a maximum width of 11.3m.

The building has a mono pitch roof with eaves heights varying from 7m to 4.8m minimum.

Lighting is by way of modern individual units.

A separate personnel door gives access to a reception hall with a partitioned office off, 3.1m x 2.5m having an electric storage heater and computer lighting. Off the hallway is a Disabled WC, having low level close coupled WC and pedestal hand basin.

In front of the property is a demarcated area for parking of approximately 10 vehicles.

## Terms...

The building is offered by way of a new Full Repairing and Insuring lease with a minimum term of 3 years. Rent to be paid monthly or quarterly in advance subject to VAT.

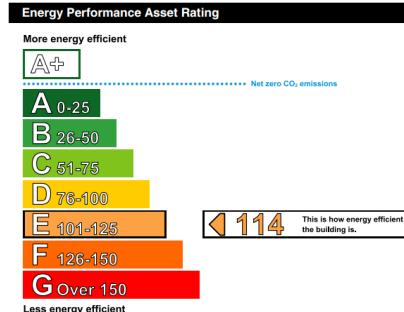
A rent deposit will be held by the landlord the equivalent of a quarter of a year's rent upfront and the annual insurance rent charged back to the tenant.

A reasonable contribution towards the landlord's legal fees up to £750 + VAT will be required with regards to the preparation of the lease.

## Services...

We understand that mains water, electricity and drainage are available to the unit.

## EPC...



## Local Authority...

South Holland District Council, Priory Road, Spalding, Lincolnshire, PE11 2XE, 01775 761161.

## Outgoings...

The unit has a Rateable Value of £11,250 therefore qualifying businesses may be able to claim full relief.

## Service Charge...

A quarterly service charge of £98.75 plus VAT will be levied by the landlord.

## Viewing...

All viewings are to be made by appointment through the agent.

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**Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage. Feb 2021