

TO LET

WOODHALL SPA

**NEWLY CREATED, GOOD QUALITY OFFICE PREMISES, WITH
ON-SITE CAR PARKING IN A PROMINENT ROADSIDE LOCATION**



THE OLD MILL BUSINESS PARK, ROUGHTON MOOR

**BRAND NEW, PREDOMINATELY OPEN PLAN, HIGH SPECIFICATION
OFFICE PREMISES, ARRANGED OVER THREE FLOORS**

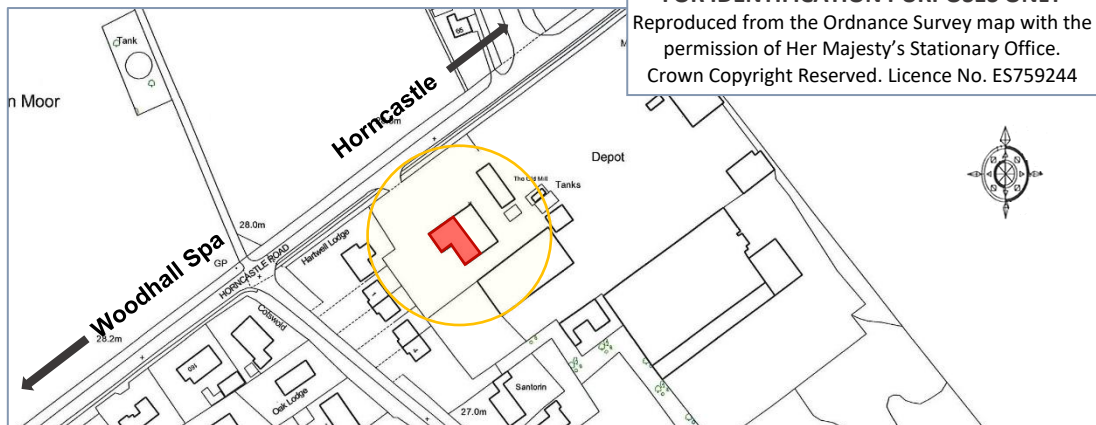
- LED LIGHTING; PERIMETER TRUNKING; BIO-MASS HEATING; FIBRE BROADBAND & I.T. SERVICES AVAILABLE; CAR PARKING
- N.I.F.A. approx. 2,679 sq.ft. (248.92 sq.m.)
- AN OPPORTUNITY FOR FIRST-TIME OCCUPANCY OF PRESTIGIOUS OFFICE PREMISES, ENJOYING A SEMI-RURAL OUTLOOK, ON THE EDGE OF WOODHALL SPA

LOCATION

Woodhall Spa is a prosperous, growing, former Edwardian Spa resort, situated on the B1183, approximately six miles south west of Horncastle and approximately 18 miles south east of Lincoln.

The village offers a wide range of services and leisure activities and is renowned for its planned avenues, Edwardian hotels and bustling centre.

The premises are situated on The Old Mill Business Park, Roughton Moor, which fronts the B1183 on the eastern edge of the village. The premises are situated on the southern side of the road, with prominent frontage to the highway, set back behind dedicated tarmac'd car parking. The property is shown for identification purposes on the OS extract below.



ACCOMMODATION

Ground Floor NIFA approx. 414 sq.ft

- Entrance Hall (38.46 sq.m.)
- Reception Office
- Kitchen
- 2 W.C.'s

First Floor NIFA approx. 1,691 sq.ft.

- Front Office (157 sq.m.)
- 2 W.C.'s
- Rear Office

Second Floor NIFA 574 sq.ft.

- Single Office (53.32 sq.m.)

Outside

- Tarmac'd car parking

TERMS

The property is available by way of a new effective FRI lease for a term to be agreed. The rent will be inclusive of utility costs of electricity, water and bio-mass heating, but exclusive of rates.

ENERGY EFFICIENCY

The property has an Asset Rating of 29 (B).

GENERAL DESCRIPTION

The premises form part of an overall re-development of a former mill building, to provide good quality open plan office premises, arranged over three floors, with ancillary kitchen and W.C. facilities. There is dedicated on-site car parking to the front of the building.

The premises offer the necessary modern office facilities one would expect, combined with a pleasant semi-rural position, enjoying rural views to the north.

The accommodation is currently configured to provide ground floor reception and ancillary space, with 3 areas of open plan office space arranged on 2 floors over. The space offers flexibility in use.

SERVICES

Mains electricity, water and drainage are connected. Heating is via on-site bio-mass. There is perimeter trunking and full data cabling along with LED lighting. Further IT services can be provided by negotiation as fibre is installed and could be utilised without the cost of a separate dedicated connection, if helpful. In addition, this facility can port existing telephone numbers and a telephone system can be provided to assist in any relocation, if helpful. Further information is available on request.

RENT

£15,500 p.a. plus VAT, exclusive of rates.

VIEWING

Strictly by appointment through the Horncastle office, 01507 522222.

Agent: Colin Low colinlow@robert-bell.org
Old Bank Chambers, Horncastle, LN9 5HY.

THESE PARTICULARS WERE PREPARED JULY 2019

These particulars are intended to give a fair description of the property but the details are not guaranteed nor do they form any part of a Contract. Applicants are advised to make appointments to view but the Agent cannot hold themselves responsible for any expenses incurred in inspecting the properties which may have been sold, let or withdrawn.