

Open Plan Office Space Available Immediately Long Term and Short Term Let

Office 2 | Four Seasons House | Enterprise Way | Spalding | Lincs| PE11 3YR



Self Contained Air Conditioned Office Space Available Immediately
Accommodation Extending to 157sqm, 1670qft
On Site Parking Allocation

Available To Let
£12,000 per annum plus VAT
Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

Enterprise Way and Benner Road Business Park is a height of activity, located outside Spalding, close to the A16 trunk road on the South Lincolnshire Fens.

The estate is located approximately 1 mile from the centre of Spalding, which has a good range of local amenities, 15 miles to the north-east of Peterborough, 17 miles to the south-west of Boston with good road links and rail links.

Pinchbeck is an area to the north of Spalding with an established Industrial Estate, Four Seasons House is located in the centre, just off Enterprise Way.

Description...

Four Seasons House has been recently refurbished to include new décor, air conditioning, heating and IT services.

Schedule of Accommodation...

	sqm	sqft	Price per annum	Lease Type
Office 2	157	1,670	£12,000	Commercial
This is a self-contained office suite including reception area, WCs, kitchenette and a meeting room.				

The office is available by way of a new Internal Repairing and Insuring Lease or a Licence Agreement, with the tenant being responsible for all utility bills.

Parking will be allocated within the communal parking area of each unit and a service charge will be levied to cover the cost of maintenance and an apportionment of building insurance and other communal services.

Viewings...

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

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Commercial Leases...

Leases are available for longer terms with rent payable quarterly in advance and a deposit held for the landlord the equivalent of a quarter of a year's rent upfront. The lease will be contracted out of the Landlord and Tenant Act 1954 Part 2.

Incoming tenants will be responsible for the landlord's reasonable legal fees with regards to the preparation of the lease up to £750 plus VAT.

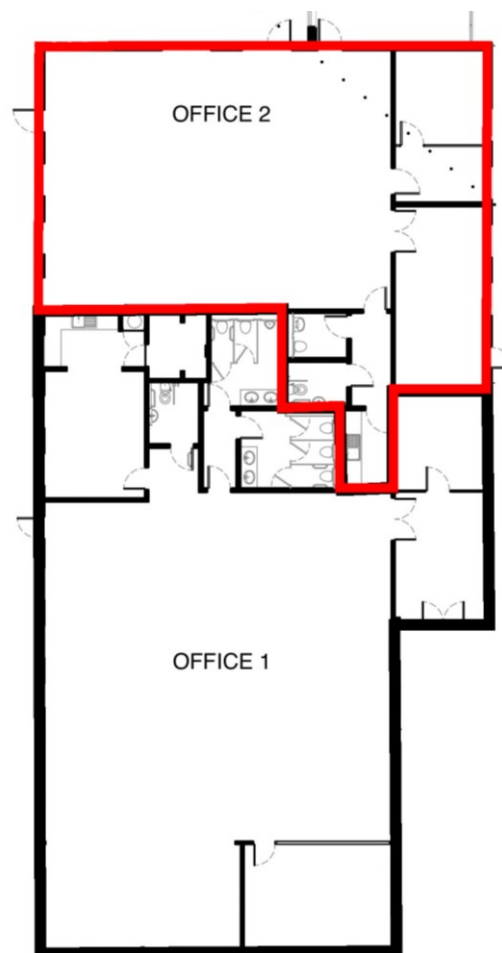
Outgoings...

An estate charge will be levied in addition to the rent covering an apportionment of building insurance and communal services such as bins, window cleaning if appropriate, car parking, cleaning of communal areas and communal lighting.

The property has an individual Business Rating with a Rateable Value of £14,750, Local Authority Reference 70529344.

EPC...

The property has an Energy Performance Asset Rating D94. Full details are available on request.



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