

Economical Warehousing Available to Rent on Flexible Terms Located Near Spalding

Unit 4 | 45 Market Way | Pinchbeck | Spalding | Lincolnshire | PE11 3PE



Clear Span Insulated Steel Framed Unit Available on Full Repairing and Insuring Terms

Located in Secure Compound Close to Main Commercial Area of Spalding
Unit Extends to Provide 500sqm, 5,382sqft Accommodation

Available to Let Leasehold Immediately
£20,400 per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

The village of Pinchbeck is located immediately to the north of Spalding on the B1356 road and the village has a range of amenities including shops, public houses, a doctor's surgery and school.

The commercial area of Wardentree and Enterprise Way is located appropriately 1/4 mile to the east.

Market Way is located to the south of the village on the west side, the properties being located within a compound of warehousing operated by D and R Simmons Limited.

Description...

Clear span insulated steel framed building with internal eaves height of 4.3m and high impact concrete floors.

Access to the yard is controlled by the landlord, the tenant will share the communal keys.

Schedule of Accommodation...

	GIFA		Asking Rent	Insulated Internal Eaves Height
Shed No 4	500m ²	5,380ft ²	£20,400 pa	4.3m



Terms...

The unit is available by way of new Full Repairing and Insuring Lease with the rent payable quarterly in advance.

A contribution towards the landlord's reasonable legal fees of £750 will be required with regards to the cost of the preparation of the lease and a deposit held by the landlord of the equivalent of a quarter of a year's rent paid upfront.

Outgoings...

The tenant will be responsible for all utilities and any rating liabilities which occur.

Viewing...

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

Poyntons Consultancy.

sales@poyntons.com | poyntons.com



Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com

