

Fully Modernised Offices Available To Let with High Broadband Speed in Courtyard Business Environment Available Immediately

4 & 6 Bear Lane | Pinchbeck | Spalding | Lincolnshire | PE11 3XA



Total Accommodation Extending to 1,220sqft, 130sqm
Ground Floor Underfloor Heating, Car Parking Next to Entrance, Close to the Village Centre, Complementary Neighbours Include Engineer, Care Provider Property Management and Web Development Businesses

To Let Leasehold in Whole or May Split
From £425 per month plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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



Location...

The market town of Spalding has a population of over 30,000 residents and is located approximately 105 miles to the north of London with rail links to Peterborough and mainline railways and the A16 trunk road.

Nottingham is approximately 35 miles to the east, Peterborough 10 miles to the south-west.

Pinchbeck is a village located immediately to the north of Spalding with a population of approximately 5,000 residents.

The offices are located within the Cecil Francis Business Park, close to the village centre with a full range of amenities.

Description...

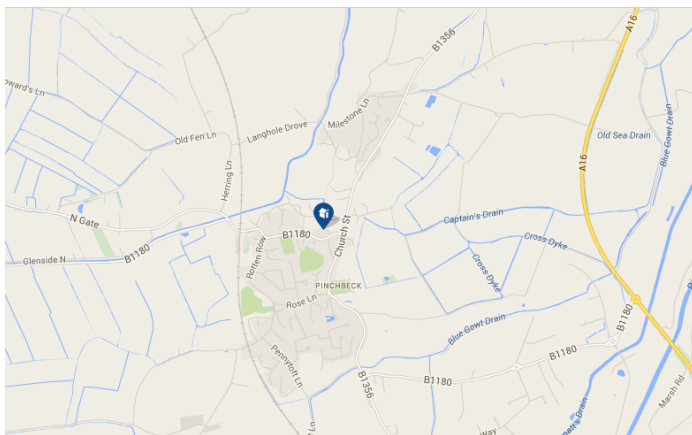
An attractive Grade II Listed barn conversion with access off a private yard. Each suite is self-contained and is available as a pair of offices or as one individual unit.

Schedule of Accommodation...

Unit 1	GIFA
Ground Floor	270ft ²
First Floor	325ft ²
Total	595ft ²
Unit 2	
Ground Floor	285ft ²
First Floor	340ft ²
Total	625ft ²
Gross Total	1,220ft²

Each suite benefits from an individual kitchen and WC.

Outside are 4 parking spaces.



Terms...

The units are available individually or as one on standard commercial terms with a deposit payable of 1 month's rent in advance.

The tenants will be responsible for internal repairs only.

Electricity, water and gas is paid by the tenant. Tenants will also be responsible for individual rates.

Rent is to be paid quarterly in advance and is subject to VAT.

Viewing...

By appointment through the agent.

Poyntons Consultancy.

24, 26, 28, South Street,

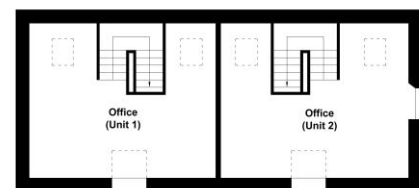
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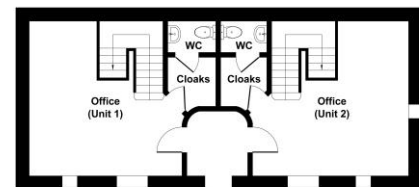
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**4 & 6 Bear Lane Pinchbeck Spalding
Lincolnshire PE11 3XA**



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2020
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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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