

Industrial Warehouse Unit in Secure Yard Available to Let Immediately with Parking

Unit 1 Benner Road | Enterprise Way | Spalding | Lincolnshire | PE11 3TZ



Industrial Warehouse Unit Extending to 795sqm, 8,555sqft with
Ancillary Accommodation
Useful Dry Space in Established Commercial Zone
Insulated Cladding Panels, High Impact Concrete Floors, Internal
Eaves Height 6m

To Let Leasehold

£35,000 plus VAT per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

Benner Road forms part of the Wardentree Industrial Estate Business Park located immediately to the north of Spalding in Pinchbeck, just off the A16 trunk road. Peterborough is approximately 12 miles to the south-west and Boston approximately 17 miles to the north-east.

The site is located on one of the main arterial roads leading to a large Morrisons Supermarket. Nearby occupiers include trade counters, the motor trade, trade warehouses and factory production units.

Description...

The building comprises a modern steel portal framed warehouse measuring 25m x 30m approximately with 6m minimum eaves height, insulated cladding panels and high impact concrete floors.

The warehouse is located to the east of the site and is being offered with a concrete apron of 30m x 6m approximately.

Within the warehouse is a partitioned office. The warehouse benefits from an electric roller shutter door, additional personnel doors, small compressor room attached to the side and roof sky lights.

It is believed that three phase electricity is available.

Schedule of Accommodation...

	GIFA	
Total	795sqm	8,555sqft
Internal Eaves Height	6m	

Tenure...

The property is available by way of a new Full Repairing and Insuring lease with a minimum term of 5 years.

The incoming tenant will be responsible for the client's reasonable legal fees with regards to the preparation of the lease.

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

A deposit equivalent to a quarter of annual rent will be held by the landlord.

Outgoings...

The property has a Rateable Value of £25,000 - Local Authority Reference 70523808.

EPC...

The property has an EPC Rating of E113.

Viewing...

By appointment through the agent.

Poyntons Consultancy.

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