

Open Plan Office Space Available Immediately Last Office Suite Available

Four Seasons House | Enterprise Way | Pinchbeck | Spalding | Lincolnshire | PE11 3YR



Air Conditioned Office Suite Available Immediately
Accommodation Extending to 271sqm, 2,925sqft
Substantial Parking On Site

Available To Let Leasehold
£20,500 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 comprises offices and an industrial unit.

The office accommodation has recently been refurbished to include new décor, air conditioning, heating and IT services.

Schedule of Accommodation...

	m ²	ft ²	Price per annum	Lease Type
Office 1	271	2,925	£20,500	Commercial
This is a self-contained office suite with WCs, a kitchen area and meeting rooms.				

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.

Lease Terms...

Leases are available for a minimum term of 3 years 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.

Each tenant is responsible for Business Rates.

EPC...

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

Viewing...

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

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