

Modern Self-Contained First Floor Offices To Let Available for Immediate Occupation Located within Popular Cecil Francis Business Park

14 Bear Lane | Pinchbeck | Spalding | Lincolnshire | PE11 3XA



Suitable for a Variety of Uses

Inclusive of All Utilities Including Broadband, Air-Conditioning, On-Site Parking
with CCTV, CAT 5 Lighting, Use of Communal Ancillary Facilities

Located Near Spalding Business District with Access to All Major Routes

To Let Leasehold

£4,800 plus VAT per annum

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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



Location...

Pinchbeck is situated 2 miles (3.2 km) north of the centre of Spalding.

Spalding has a population of approximately 30,000 and stands midway between Boston and Peterborough on the River Welland in the South Holland district of Lincolnshire.

Spalding is an agricultural town and the centre of the flower industry. Nearby business users include food processing operators and retail shops.

Accommodation...

Office.....6.8m x 4.4m, 30m²
Air Conditioning, CAT 5 Lighting, uPVC Double Glazing
Use of Ground Floor Ancillary Accommodation including WC and Kitchen.



Outgoings...

The property is currently Zero rated. All other utilities are included in the rent. Additional phone lines are available, Wireless Broadband is included.

Tenure...

The property is available by way of a license agreement for a minimum term of 6 months. A deposit will be held by the landlord the equivalent of one month's rent in advance.

Rent is to be paid monthly in advance by standing order to the landlord.

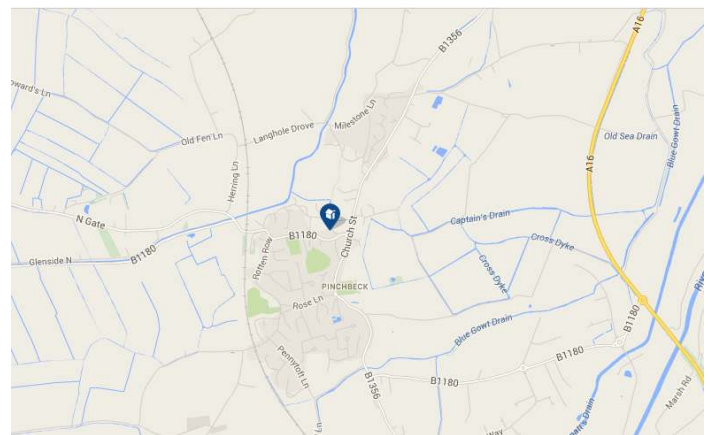
EPC...

The property has an Energy Performance Asset Rating C73.

Viewing...

By appointment through the agent.

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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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