

Yard, Workshop & Office

To Let



8 Welland Business Park, Spalding Drove, Clay Lake
Spalding PE12 6BL



Unit 8 and Yard

Welland Business Park, Spalding Drove, Clay Lake, Spalding PE12 6BL



Agreement

To Let



Detail

Warehouse, Office &
Yard



Rent

£26,100 pax



Size

271.4 sq m (2,922 sq ft)
plus Yard of
0.191 Ha (0.472 Acres)



Location

Spalding, PE12 6BL



Property ID

801.1243935

For Viewing & All Other Enquiries Please Contact:



Julian Welch

Director

T: 01733 897722

M: 07713 118053

E: Julian.welch@eddisons.com



Oliver Leaf

Graduate Surveyor

T: 01733 897722

M: 07483 513073

E: oliver.leaf@eddisons.com

Property

The property comprises a small open plan office with dedicated kitchen area, warehouse / workshop and large fully fenced and concere surfaced storage yard.

The office is located in a separate building to the warehouse/yard; it is carpeted throughout, has LED lighting, perimeter trunking and a wall mounted air conditioning cassette. The office has its own kitchen facility and shared WC provisions.

The warehouse and yard is located to the rear of the site; the warehouse is of steel frame construction with a steel trussed pitched roof and clad in uninsulated metal sheet cladding. It has sliding loading doors, ceiling suspended lighting and three phase power. The yard is fully fenced and gated, fully concreted and has outside lighting.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor areas

Area		
Office	39.20 sq m	422 sq ft
Warehouse	232.25 sq m	2,500 sq ft
Yard	0.191 Ha	0.472 Acres

Energy Performance Certificate

A certificate has been commissioned

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: South Holland Council
Description: Warehouse and Premises
Rateable value: Unit & Yard – £14,250
Office – £3,150
UBR: 0.432
Period: 2026/7

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available by way of an assignment of the existing lease which is for a term of 5 years expiring on 30th June 2028. Alternatively a new longer lease may be available from the Landlord. Details on request.

Rent

£26,100 per annum exclusive

Estate Charge

An estate charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development. Details on request.

VAT

VAT is payable in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, prospective tenant will be required to provide ID documentation and pass the relevant AML checks prior to instruction of solicitors.

Location

Spalding is a strong market town situated in south Lincolnshire, approximately 16 miles to the north of Peterborough and 20 miles to the west of King's Lynn, just off the A16 Trunk Road.

The property is located within Welland Business Centre, located off Spalding Drive within the Clay Lake area of Spalding, approximately 2 miles to the south east of Spalding Town Centre.

There is easy access to the A16 to the south of this location, which in turn gives access to the A15 to the south and A17 to the north.







