

EST 1770

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COMMERCIAL



01775 765536

By Direction of D A Green & Sons Ltd



TO LET ON LEASE AS A WHOLE OR IN PARTS

Substantial Warehouse Building with Extensive Offices

WHAPLODE

NEAR SPALDING, SOUTH LINCOLNSHIRE PE12 6TL

(Having Principal Vehicular Access from Cobgate, Whaplode)

* 1,364.82m² (14,698 sq.ft.) Warehousing

* 477.61m² (5,140 sq.ft.) Offices & Ancillary

TOTAL AREAS: 1,842.43m² (19,829 sq.ft.)



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S7339/5/09

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

PARTICULARS

- **To Let as a Whole or the Possibility of Letting in Separate Sections**
- **Total Approximate Gross Internal Floor Area: 1842m² (19,829 sq.ft.)**
- **Warehouse Eaves Height About 6m**
- **On-site Car Parking and Vehicle Manoeuvring Areas**
- **Access with Restricted Height from Cobgate for Light Vehicles. Larger HGV vehicles' access is via DA Green & Sons Ltd No. 3 gate on Kirkgate using the internal roadway leading through to the property**

THE PROPERTY

The building lies towards the southern end of the DA Green & Sons Ltd Complex and is built of steel being of portal framed design, part brick infill with insulated profile clad walls and insulated roof with roof lights. The building offers extensive office and commercial space for which planning for B1 and B8 uses has been granted.

Hours of operation are restricted to 0700 to 2000 hours Monday to Friday and Saturdays 0800 to 1300 hours only.

OFFICES -

Ground & First Floor Office Block

(With top floor boarded Attic / Filing Storage Area)
TOTAL: Approximately 477.61m² (5,140 sq.ft.)

The offices mostly have an ample number of power and light points, sealed double glazing, suspended ceiling tiles and carpet floor tiles, together with an oil fired central heating system installed.

The accommodation provides the following:

Ground Floor

ENCLOSED ENTRANCE AREA:

1.74m x 3.31m

MAIN CENTRAL RECEPTION HALL:

3.52m x 5.67m

Offices arranged off full length hallway / corridor.

OFFICES (In the order of north to south):

Office No. 1: 3.73m x 3.62m
Office No. 2: 3.72m x 8.14m
Gents WC: 3.67m x 2.61m with facilities
Office No. 3 / Reception: 4.43m x 2.94m
Office No. 4: 4.43m x 2.93m
Unisex Disabled WC: 2.99m x 1.49m
No. 2 Gents WC: 4.38m x 2.39m with facilities
Housekeeping Store /
Boiler House: 4.41m x 1.50m with oil fired boiler heating hot water and central heating system

First Floor

Open tread staircase to:

MAIN LANDING AREA: 3.29m x 4.56m (including stairwell)

Full length Corridor / Hallway:

OFFICES (In the order of north to south):

Walk-in Store off Landing:

Office No. 5: 4.58m x 3.43m
Office No. 6: 4.58m x 3.43m
Office No. 7: 4.58m x 3.43m
Office No. 8: 4.58m x 4.20m
Office No. 9: 4.62m x 6.0m
Office/Kitchen No. 10: 4.63m x 2.71m, sink unit
Office No. 11: 4.63m x 3.05m

Emergency external fire exit staircase at southern end of offices.

BUILDING NO. 1 - (EAST):

Providing a total of 646.50m² (6,958 sq.ft.) (gross internal)
The principal measurements are 24m x 24m plus 5.90m x 11.95m. 6m eaves
Vehicle entrance doors on north side - 5.80m wide.

INTEGRAL OFFICES: 3.80m x 5.80m and 3.80m x 4.0m

INTEGRAL STORE: 6.08m x 4.80m

BUILDING NO. 2 - (WEST):

Providing a total of 718.32m² (7,731 sq.ft.)
The principal measurements are 24m x 29.93m with entrance doors on north side - 5.80m wide.

INTEGRAL WORKSHOP: 9.85m x 7.94m with fitted benches, fluorescent light fittings and power points.

MESS ROOM/KITCHEN: 6.90m x 2.33m, sink unit and emergency exit door on the west side.

Step ladder to:

MEZZANINE STORAGE SPACE over: Approximately 10m x 10m

The buildings have 6m eaves (approx).

EXTERNAL AREAS:

Ample car parking is available to the front (east of the main office block) and an adjoining area (west of the entrance roadway from Cobgate). External vehicle manoeuvring (only) areas are available on the north and west sides of the buildings.

SUMMARY OF AREAS

	Sq.Mtrs.	Sq.Ft.
Ground Floor Entrance)		
Offices & Toilet Accommodation)	359.61	3870
First Floor Offices)		
Attic Storage (Hatch access only)	118.00	1270
Building No. 1 (East)	646.50	6958
Building No. 2 (West)	<u>718.32</u>	<u>7731</u>
Total Areas	1842.43	19829

These areas are given for guidance and are to be considered as approximate

LEASE TERMS

- 1 Whilst the Landlord wishes to let the property as a whole, consideration may be given to letting the offices and warehouse in separate lots - enquiries are, therefore, invited for any reasonable combination of the accommodation.
- 2 The rent required for the whole complex is £49,500 per annum inclusive of the rating liability. The rent is payable quarterly in advance. If smaller areas are required, please enquire as to the appropriate rent. The rent is not subject to VAT at present. Should it become so, then VAT will be added to the rent at the prevailing rate, but will be reclaimable by the tenant(s) registered for VAT purposes.
- 3 Rates - The business rates are included within the overall rent but the rates element may be increased annually in line with any increases for business rates levied for the following rating year.
- 4 The lease is for a term of five years but this may be varied if required. The letting will be contracted out of the security of tenure provisions of the 1954 Landlord & Tenant Act Part II.
- 5 Rent reviews will be on a three year upward only cycle, but subject to annual adjustments for the rates element.

- 6 All normal outgoings will be payable by the tenant(s) including electricity, water, telephone and central heating oil.
- 7 Building Insurance - The tenant(s) will reimburse the Landlord the annual cost of buildings insurance upon request.
- 8 Repairs - The tenant(s) will be responsible for all repairs and maintenance of the building and will be expected to leave the property in as good a condition as at the commencement of the tenancy. A photographic Record of Condition will be prepared at the commencement of the tenancy recording the general condition of the building, the cost of such Record of Condition will be shared equally between the Landlord and the tenant(s).
- 9 Use - The property is offered to let as offices and for warehouse / storage, all such uses as comply with the Use Class Orders B1 and B8. For any other use, please enquire with the Letting Agents to discuss further.
- 10 Maintenance of Roadway / Access Points - The Landlord will be responsible for the maintenance of access roadways to the property whether from Cobgate or through the main complex of D A Green & Sons Ltd.
- 11 Legal Costs - Each party will be responsible for their own legal costs in respect of the preparation and execution of the lease.

GENERAL INFORMATION

SERVICES

Mains water, drainage and electricity (including single and three phase) are connected to the building but prospective tenants should check the availability of access points for their particular requirement. Oil fired central heating via a conventional radiator system is installed to the office accommodation.

VIEWING

By appointment with Longstaff's Commercial Department
CALL 01775 765536

LOCAL AUTHORITIES

South Holland District Council
Priory Road, Spalding, Lincs. PE11 2XE
CALL 01775 761161

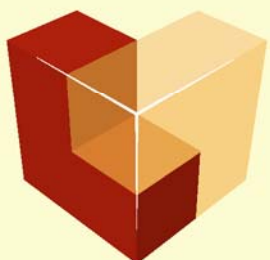
Anglian Water Services Ltd.
PO Box 46, Spalding, Lincs. PE11 1DB
CALL 0800 919155

Lincolnshire County Council, Newland, Lincoln LN1 1YL
CALL 01522 552222

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the viability of these with their solicitors or surveyors.

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Please Note: These particulars are issued subject to the property described above not being sold, let, withdrawn, or otherwise disposed of. The particulars are believed to be correct, but their accuracy cannot be guaranteed and they do not constitute an offer nor a contract.