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SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



7 & 8 APEX COURT, PINCHBECK, SPALDING, LINCOLNSHIRE PE11 3UL

TO LET OR FOR SALE

- Modern, Air Conditioned, Office Units
- Located in Spalding's Principal Commercial / Industrial Area
- Situated Alongside Spalding A16 Bypass

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



LOCATION

Apex Court is situated in an excellent location just off the A16 (Spalding Bypass). The Office Park is at the junction of Wardentree Lane (B1180) and the A16 and West Marsh Road. The surrounding area has seen significant commercial development over recent years and is the prime business development area of Spalding. This has been developed with a number of operations, many serving directly or indirectly the fresh food industry with ancillary transport facilities as well as a number of other operators.

Kings Lynn is approximately 26 miles distant, the centre of Boston is about 13 miles, Grantham 28 miles, Sleaford 24 miles and Peterborough 16 miles. Other occupiers in Apex Court include PSP IT Design & Development, Sunflower Lodge Childcare, Kingdom Security and Allied Health Care.

SPECIFICATION

- Air Conditioning
- Suspended Ceilings with Integrated High Efficiency Lighting
- Fully Carpeted Throughout
- Double Glazed Aluminium Framed Windows
- Electronic Door Entry System
- Feature Staircase with Polished Stainless Steel Hand Rails
- Oak Finished Internal Doors

UNIT 7 : 172.73m² (1860 sq.ft.)

COVERED FRONT ENTRANCE CANOPY:

RECEPTION HALL: 3.15m x 1.76m, security door release button, staircase off.

KITCHEN: 1.22m x 2.24m, sink unit, cupboard and drawers, fitted fridge, hot water heater, part tiled surrounds, eye level cupboard, electric wall heater.

DISABLED WC: Low level WC, wash hand basin, part tiled.

SEPARATE WC: Low level WC, wash hand basin, part tiled, electric wall heater.

OFFICE NO. 1: About 11.47m x 6.01m plus 6.75m x 3.12m (L shaped)

First Floor

STAIRCASE TO HALF LANDING & MAIN LANDING:

OFFICE NO. 2: 6.01m x 11.48m plus 3.14m x 6.74m (L shaped).

DEDICATED CAR PARKING FOR 8 VEHICLES

UNIT 8 - GROUND FLOOR : 106.09m² (1142 sq.ft.)

COVERED FRONT ENTRANCE CANOPY:

RECEPTION HALL:) Description as for Unit 7

KITCHEN:) This part of the accommodation

DISABLED WC:) is shared with the tenant of the

SEPARATE WC:) first floor.

GROUND FLOOR OFFICE: About 14m x 6.01m plus 6.14m x 3.12m (L shaped)

DEDICATED CAR PARKING FOR 5 VEHICLES

If a letting is taken on the whole Unit the following accommodation is included:

FIRST FLOOR OFFICE: 14m x 6.01m plus 9.3m x 3.12m (L shaped). (This area is currently partitioned.)

(113.15m²) (1218 sq.ft.)

In this scenario the dedicated car parking would increase to 10 SPACES

TERMS

The term is flexible and subject to negotiation. The lease will be on a full repairing and insuring basis to the tenant.

RENTS

UNIT 7: £16,000 plus VAT per annum exclusive

UNIT 8 (GF): £10,000 plus VAT per annum exclusive

UNIT 8 (Whole): £20,000 Plus VAT per annum exclusive

SERVICE CHARGE

In addition to the rent, an annual service charge is levied by the Landlords in respect of the maintenance of common parts, bin services etc. This is currently approximately as follows:

Unit 7: £800 + VAT per annum

Unit 8 (GF): £500 + VAT per annum

Unit 8 (Whole): £1,000 + VAT per annum

Additionally, the tenants will be responsible for the payment of the cost of buildings insurance by way of a re-charge from the Landlord.

RATES

The tenants will be responsible for the payment of business rates and normal outgoings.

Rateable Values from the 2010 List: UNIT 7: Whole Building: £15,750

UNIT 8: Ground Floor: £9,700

First Floor: £10,500

Interested parties are advised to make their own enquiries direct with South Holland District Council as to the precise amount of rates payable.

THE UNITS ARE ALSO AVAILABLE ON A FREEHOLD BASIS

UNIT 7: £160,000 Plus VAT

UNIT 8: £200,000 Plus VAT

USE

The existing planning consent is for B1 use.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by Appointment with R Longstaff & Co
Commercial Department - 01775 765536



TENURE Leasehold or Freehold

SERVICES Mains water, electricity and drainage.

LOCAL AUTHORITIES

South Holland District Council

Priory Road, Spalding, Lincolnshire PE11 2XE

CALL: 01775 761161

Anglian Water Customer Services

PO Box 10642, Harlow, Essex CM20 9HA

CALL: 08457 919155

Lincolnshire County Council

County Offices, Newland, Lincoln LN1 1YL

CALL: 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

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 availability of these with their solicitor or surveyor.

Ref: 10038 (S8777)

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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