

# TRADE COUNTER OPPORTUNITY

Skegness Trade Park, Wainfleet Industrial Estate, Skegness PE25 3TD



NOW OVER  
50% LET!

ASK!



LH –  
£5.50 psf  
FH –  
£85.00 psf

## Brand New Trade Counter / Industrial Units on an Established Trade Estate

- 460 sq m (4,951 sq ft) to 3,785 sq m (40,740 sq ft)
- Immediately available
- Adjacent to Travis Perkins, MKM Builders Merchants, PTS and Screwfix opening shortly
- Immediately to the rear of Skegness Retail Park

### Location:

The development is located on the fringe of Skegness town centre, within the Wainfleet Road Industrial Estate. The estate is located immediately to the rear of Skegness Retail Park.

Other occupiers in the vicinity include Currys, Halfords, Pizza Hut, Carpet Right and Jewsons.

The development itself forms part of a trade business park already housing Travis Perkins Builders Merchants, MKM Builders Merchants and PTS.

Skegness is a thriving east coast holiday resort located on the A52 trunk road. The resident population is some 20,000 people with 136,000 living within the Skegness district area.

The town experiences a substantial annual influx of tourist visitors.

### Description:

The high quality trade counter / industrial units are steel portal frame with brick/block walls surmounted by corrugated sheet cladding and a similarly clad roof, with feature glazed entrance facades.

Internally the accommodation provides an open span industrial /trade counter area with additional office/WC/staff facilities available upon request.

Vehicular access is provided via a manually operated up and over door.

Externally the units benefit from a shared central loading/circulation parking area.

**Interested?** Contact Robert Maxey 0115 979 3496 [rmaxey@heb.co.uk](mailto:rmaxey@heb.co.uk)  
OR Will Torr 0115 979 3491 [wtorr@heb.co.uk](mailto:wtorr@heb.co.uk)

**0115 950 6611**

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

### Accommodation:

We note from architects plans provided that the accommodation will provide the following gross internal floor areas:-

Unit 1	460 sq m	(4,951 sq ft)	- LET
Unit 2	460 sq m	(4,951 sq ft)	- LET
Unit 3	575 sq m	(6,189 sq ft)	- LET
Unit 4	910 sq m	(9,795 sq ft)	- LET
Unit 5	460 sq m	(4,951 sq ft)	
Unit 6	460 sq m	(4,951 sq ft)	
Unit 7	460 sq m	(4,951 sq ft)	
<b>Total</b>	<b>3,785 sq m</b>	<b>(40,740 sq ft)</b>	

### Services:

All mains services including gas, water, drainage, and electricity are to be made available and connected to the property.

### Planning:

The scheme has consent for trade counter use, although we believe that other uses will also be appropriate to include uses falling within B1 (Light Industrial) and B8 (Storage & Distribution) of the Town & Country Planning (Use Classes) Order 1987. Interested parties are asked to make their own enquiries with the Local Planning Authority.

### Tenure:

The accommodation is available to let by way of a new full repairing and insuring lease terms for a term of years to incorporate 5 yearly upward only rent reviews.

Alternatively, our clients may consider offering individual units for sale.

### Rent:

£5.50 per sq ft

### Price:

£85.00 per sq ft

### Service Charge:

A service charge will be levied to cover upkeep, maintenance and repair of all common parts of the property. Buildings insurance will be charged in addition.

### VAT:

VAT may be charged in addition to the rent at the prevailing rate.

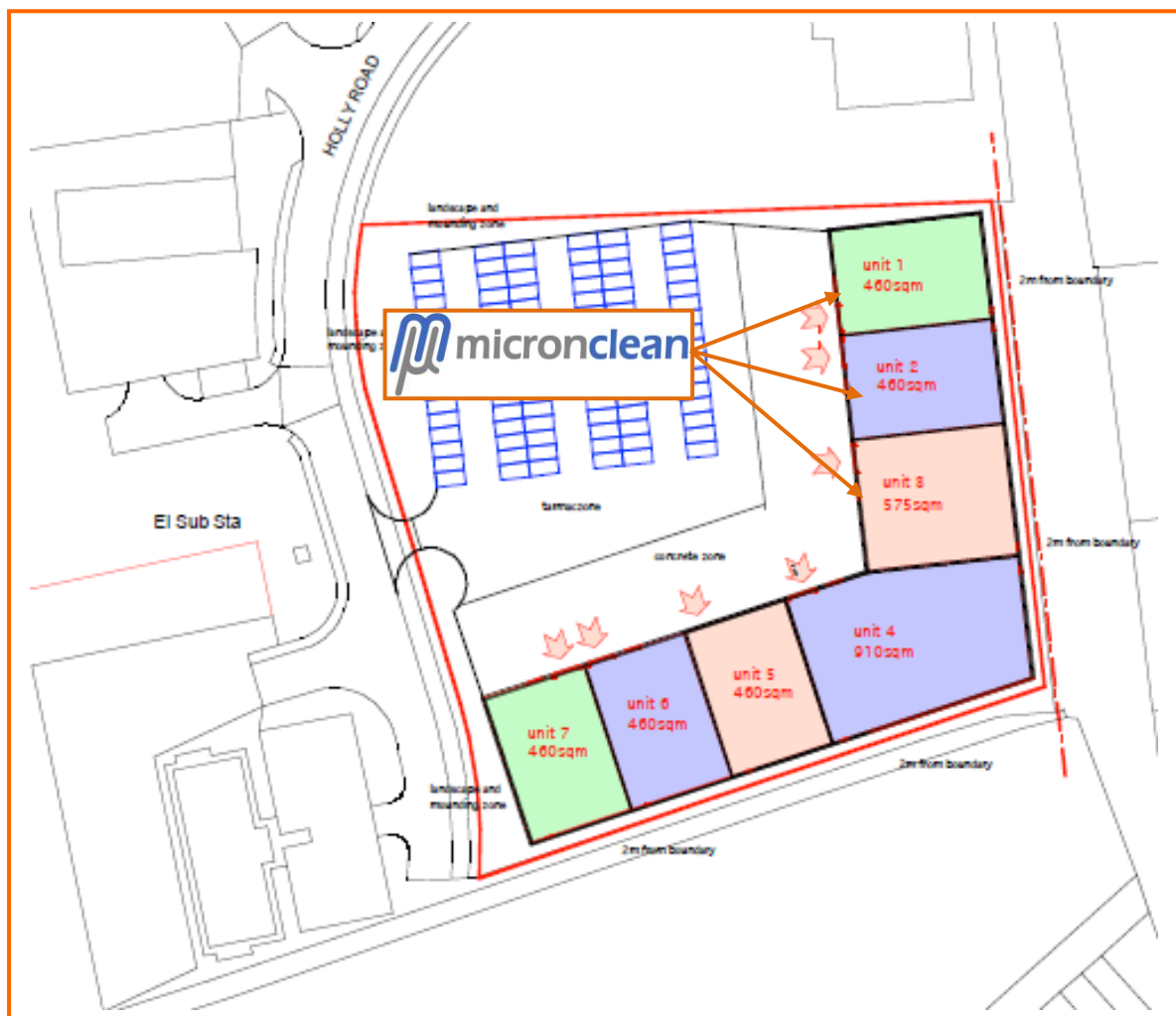
### Business Rates:

Description:

Warehouse & premises

Rateable Value:

To be assessed upon completion



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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.