

High Profile Trade Counter Unit With Superb Road Frontage On a Thriving Business Estate Suitable for a Range of Uses Including Car Sales & Plant Hire

Unit 3 | Maiden House | Wardentree Lane | Pinchbeck | Lincs | PE11 3UG



Ground Floor Sales Reception, Detailing Workshop and Washdown
Extending to 2,150sqft, 200sqm,
Includes Customer & Trade Parking with Additional Spaces Available
Excellent Location on Main Arterial Route Close to Toolstation, Screwfix,
Topps Tiles, Formula 1 Autocentres, In 'n' Out, Morrisons Supermarket

Available To Let Leasehold

£25,000 plus VAT per annum Subject to Contract

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PROPERTY MARKETING SPECIALISTS

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Location...

The property is prominently located on one of the main arterial roads, Wardentree Lane in Pinchbeck, which is Spalding's main commercial area. The A16 trunk road is located 300 metres to the north-east of the subject property. Nearby occupiers include Screwfix, Toolstation, Formula One Autocentres, Starbucks, Morrisons, Travis Perkins, Crowsons Volkswagen, Topps Tiles, Howdens, In 'n' Out and other trade counter occupiers.

The property enjoys superb visibility with its road frontage to Wardentree Lane and access from the rear via Bervor Close.

Description...

A modern steel framed unit fitted to provide accommodation over two floors. To the rear is a mono pitch detailing workshop with roller shutter and personnel doors; substantial wash down area with power, water and interceptor; Additional parking is available by separate negotiation.

The versatile and extensive nature of the property means it is suitable for a number of uses subject to obtaining any necessary planning consents.

The current layout, excellent roadside visibility and complimentary neighbouring occupiers make Mayden House an excellent potential location for Trade Counters, Car Sales, Plant Hire or Self-Storage. Boasting a number of individual modern offices, occupiers would be able to sub-let or licence working spaces.

Gross Internal Floor Area extending to provide approximately 200sqm, 2,150sqft.

Accommodation...

- Customer Sales & Reception Area
- Detailing Workshop with Roller Shutter Doors
- Wash Down Area with Interceptor
- Staff Kitchen with Shower Room
- WC's
- Additional facilities can be provided by the Landlord to suit specific requirements

Design and Build...

Bespoke internal and external specifications can be provided by the Landlord to suit more specific requirements. The external space would form an excellent secure compound with the addition of palisade fencing. Please enquire for further details on price structure and availability.



Tenure...

The property is available by way of a new Full Repairing and Insuring Lease excluded from the Landlords and Tenants Act 1954 for a minimum term of 5 years with rent reviews every three years.

The tenant will be responsible for a contribution towards the landlord's reasonable legal fees of £750 plus VAT. The tenant will also be responsible for a deposit to be lodged with the landlord the equivalent to a quarter of a year's rent upfront.

Outgoings...

The property will be re-assessed by the Valuations Office as it currently forms a number of rating hereditaments.

EPC...

The property has an Energy Performance Asset Rating E117. Full details are available on request.

VAT...

The vendor reserves the right to charge VAT at the prevailing rate where applicable.

Viewing...

All viewings are to be made by appointment through the agent.

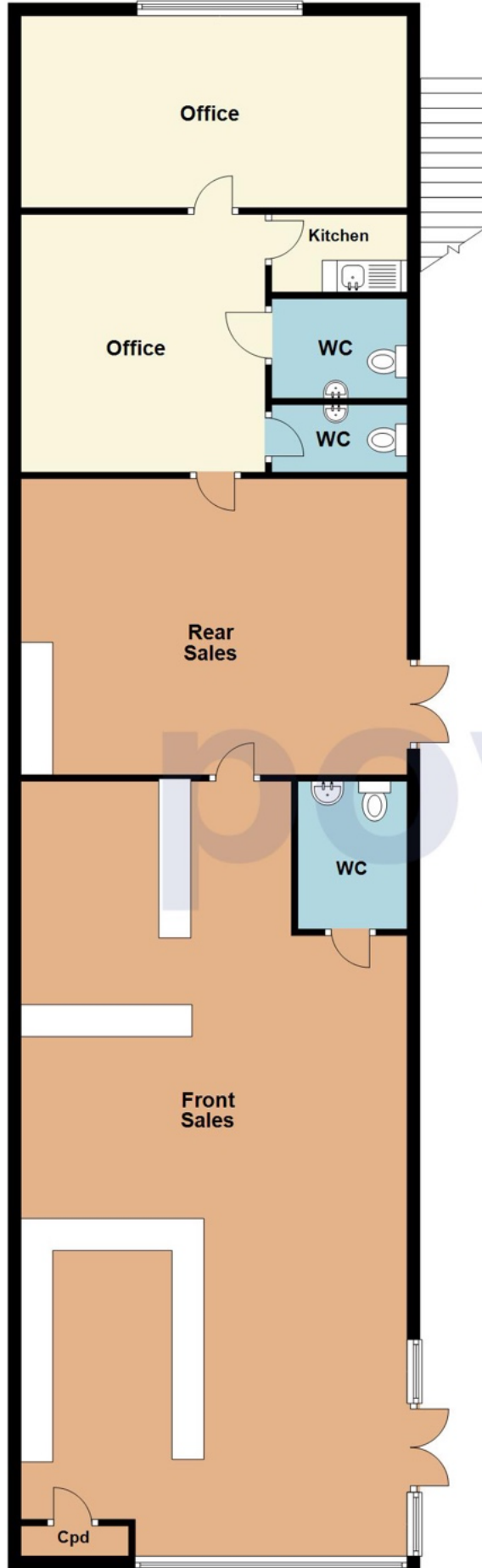
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Ground Floor

Approx. 146.0 sq. metres (1572.0 sq. feet)



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