

Brand New High Specification Trade Counter Units Superbly Located on a Thriving Business Estate Available Individually or Combined

Units 1-3 | Mayden Park | Wardentree Lane | Pinchbeck | Lincs | PE11 3UG



Space Available From 111sqm, 1,200sqft to 334sqm, 3,600sqft
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
Bespoke Specification Options Available Subject to Negotiation

Available To Let Leasehold From Q4 2024
From £12,000 plus VAT per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



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.

Mayden Park enjoys superb prominence with its road frontage to Wardentree Lane and access from the rear via Bervor Close.

Description...

This exciting development comprises a terrace of three units, superbly located within the heart of the business park, between Wardentree Lane and Bervor Close.

The three units will be finished to a high-quality shell specification providing a Minimum Eaves Height of 4.5m, High Impact Concrete Floors, LED Lighting, WC, Roller Shutter and Personnel Doors, Signage as well as separate utility supplies including 3-Phase Power.

The units are available as either individual units or combined as a single open space. Subject to a separate negotiation, the developer is also able to offer bespoke elements and finishes dependent of the specific requirements of the end user.

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 superb roadside visibility of the site and complimentary neighbouring occupiers make Mayden Park an excellent location for Trade Counters, Car Sales, Plant Hire or Self-Storage.

Gross Internal Floor Area of each unit extends to provide approximately 111sqm, 1,200sqft.

Accommodation...

- Minimum Eaves Height of 4.5m
- High Impact Concrete Floors
- LED Lighting
- WC's
- Roller Shutter and Personnel Doors
- Signage
- 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 developer to suit more specific requirements. Additional external space within the business park is available and could be suitable for a number of uses including a secure storage compound with the addition of palisade fencing.

Please enquire for further details on price structure and availability.

Tenure...

The units are 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 units will be assessed by the Valuations Office upon completion; however, it is anticipated the Rateable Values will fall under the threshold allowing qualifying occupiers to claim full Business Rates Relief.

VAT...

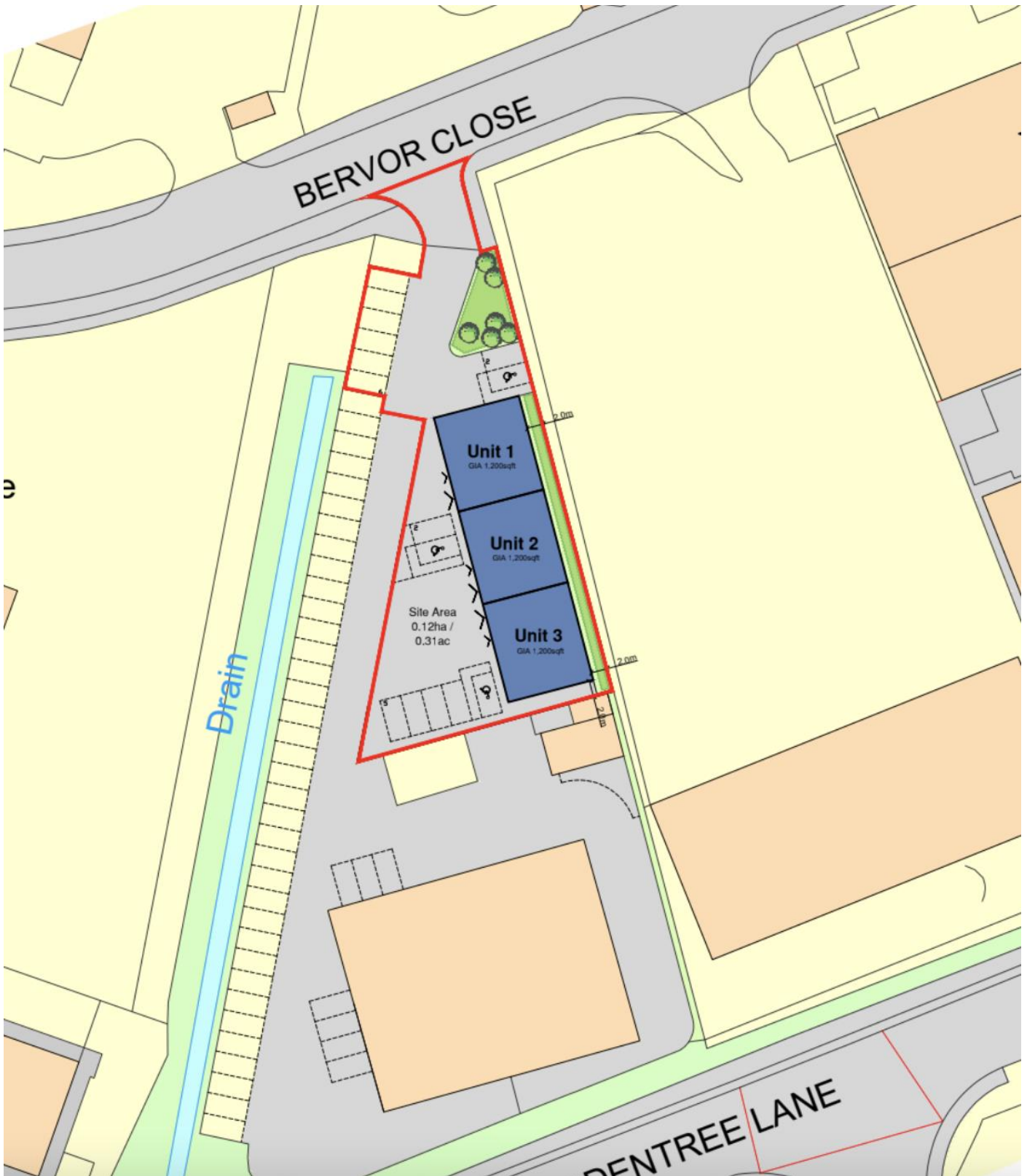
VAT will be charged at the prevailing rate where applicable.

Viewing...

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

Poyntons Consultancy.
sales@poyntons.com | poyntons.com





poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694

www.poyntons.com

sales@poyntons.com



RICS



Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

poyntons consultancy
 PROPERTY MARKETING SPECIALISTS

01205 361694
 www.poyntons.com
 sales@poyntons.com

