

# Superb Grade A Office Space Available To Let, Prominently Located at the Entrance to The County

Suite B Lincs Gateway | Goodison Road | Spalding | Lincolnshire | PE12 6FY



Open Plan Office Space Extending to 129sqm, 1,390sqft of High Specification Office Accommodation with Allocated Parking

Available To Let Leasehold on FRI Terms  
£14,500 per annum plus VAT Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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



## Location...

The offices are strategically located close to the entrance to the county from Cambridgeshire on the A16 trunk road to the south of Spalding.

They form part of Lincs Gateway, which is a new Business Park under construction, the park providing a strategic Employment Zone on the Spalding Relief Road.

The offices are located within an area of the Business Park where a newly constructed garage filling station and Applegreen shop has opened with Greggs, Subway and Costa concessions. Neighbours include a public house The Tulip Queen, a hotel, Taco Bell and KFC as well as other offices and business users.

## Accommodation...

Double glass entrance doors lead to the main open plan office space with a glass partitioned boardroom.

Office.....12m x 6m, 73sqm and 4.8m x 6m, 29sqm  
Boardroom.....5.7m x 3.8m, 21.2sqm  
Kitchen.....2.4m x 3.1m, 7.5sqm  
Having a modern range of kitchen units, stainless steel sink, square edged work surfaces.

Store

WC

Accessible WC

Allocated parking will be available.

## Schedule of Accommodation...

Net Internal Floor Area	129sqm	1,390sqft
-------------------------	--------	-----------



## Services...

It is understood that individual metered supplies are connected.

## Tenure....

The building is available by way of a new Full Repairing and Insuring lease with a minimum term of 3 years, which will be excluded from the provisions of the Landlord and Tenant Act 1954 Part II.

The incoming tenant will be responsible for paying a contribution towards the Landlord's reasonable legal fees up to a maximum of £1,500.

The landlord will hold a deposit the equivalent of a quarter of a year's rent upfront.

## Outgoings...

All outgoing will be the responsibility of the tenant.

The office is rated at £12,500, thereby qualifying businesses may be able to claim relief.

A service charge will be levied by apportionment to cover communal areas and maintenance.

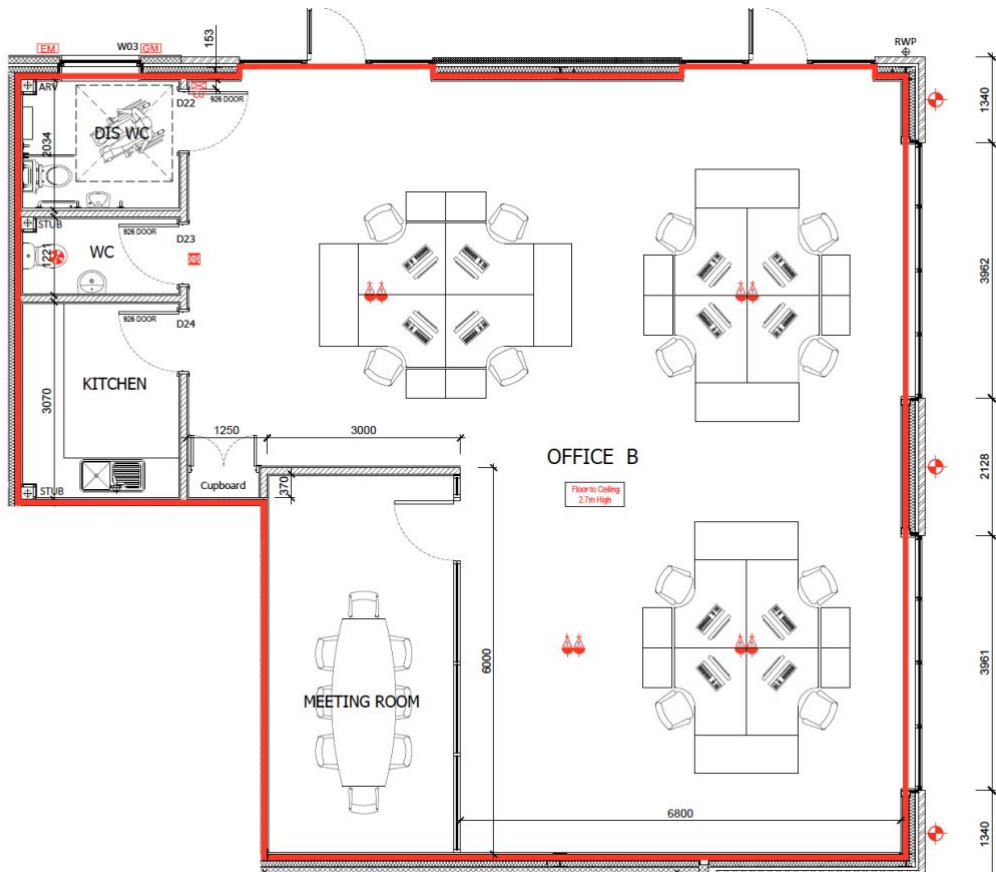
An insurance rent will be charged by the landlord by apportionment to cover the buildings insurance.

## EPC...

The office has an Energy Performance Asset Rating A24. Full details are available on request.

## Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.  
sales@poyntons.com | poyntons.com



**Misrepresentation Act:** The particulars in this brochure have been produced in good faith, and are set out as a general guide and do not constitute 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



RICS