

Well Located Trade Counter Industrial Unit Available To Let on Popular Estate

Unit 5 Abbissgate | Endeavour Way | Sutterton | Lincolnshire | PE20 2JA



Extending to Provide 173sqm, 1,860sqft Footprint, Currently Arranged to Provide Office/Breakout with Parking
Internal Eaves Height of 5m, High Impact Concrete Floors, High Broadband Speed
Mezzanine Storage, 29sqm
Excellent Estate Location for the A16 and A17 Trunk Roads

Available To Let Leasehold
£13,000 Plus VAT Per Annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

Abbissgate is a popular trade park located on Endeavour Way, Sutterton, close to the junction of the A17 and A16 trunk roads, approximately 8 miles to the south-west of Boston and 8 miles to the north-east of Spalding.

Peterborough is 23 miles to the south-east and Nottingham 40 miles to the west.

Sutterton is a popular residential village with basic amenities located approximately ¼ mile to the north-west.

Nearby are 24-hour facilities at the intersection roundabout including McDonalds, Convenience Store, Petrol Station, Burger King and a Truckstop.

Description...

The property comprises a modern end of terrace unit with an internal eaves height of 5m which has been partitioned inside to create offices with mezzanine storage over and production space.

The footprint of the building extends to provide a unit which is 19.3m x 9.0m overall.

Office/Break Out Area.....5.6m x 3.1m, 17.4sqm
Having fluorescent lighting, computer cabling, UPVC double glazed window and **Kitchenette**
Alarm control panel

Production Space.....19.3m x 9.0m, 174sqm (max)
Electric roller shutter loading door measuring approximately 3.6m wide by 4.3m high, together with a rear fire exit door. The unit benefits from a concrete floor, fluorescent strip lighting, high-bay lighting and translucent roof lights.

Mezzanine Storage.....3.2m x 9.2m, 29.4sqm

Outside...

To the front of the property is a parking area for approximately 3 cars.

Tenure...

The property is available by way of Internal Repairing Terms with a minimum term of 3 years.

The rent will be paid quarterly upfront with a contribution from the incoming tenant towards the landlord's reasonable legal fees with regards to the preparation of the lease of £500 plus VAT.

A deposit will be held the equivalent of a quarter of a year's rent paid upfront. Tenants will be charged for an apportionment of the building insurance and communal costs. Please contact us for more information.

An annual service charge will be levied to cover costs of maintaining the common parts of the estate

VAT is payable on the rent.

Outgoings...

The unit is individually assessed for Business Rates at Rateable Value of £7,200 Local Authority Reference 01501100005.

EPC...

The property has an Energy Performance Asset Rating E 112. Full details are available on request.

Viewing...

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

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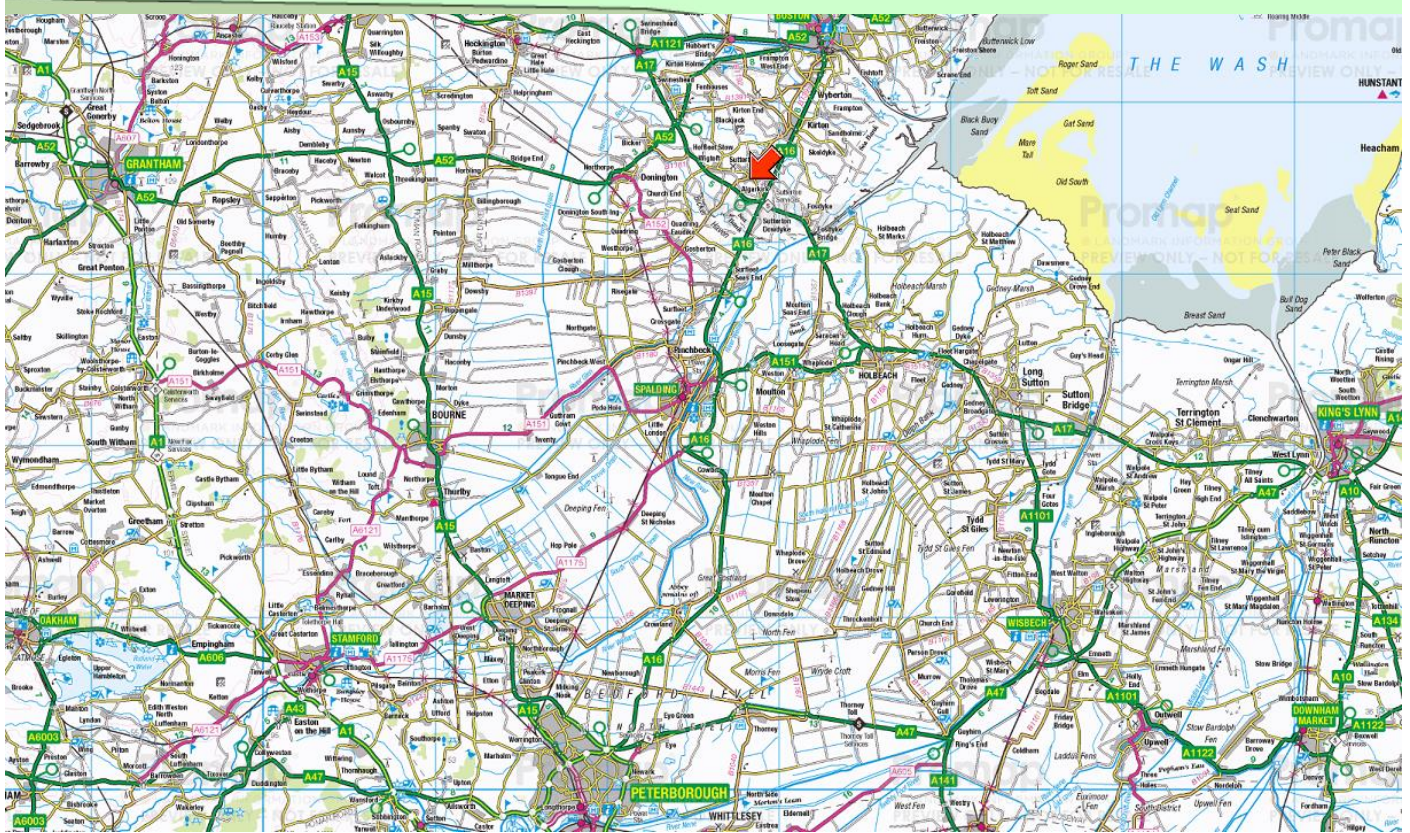
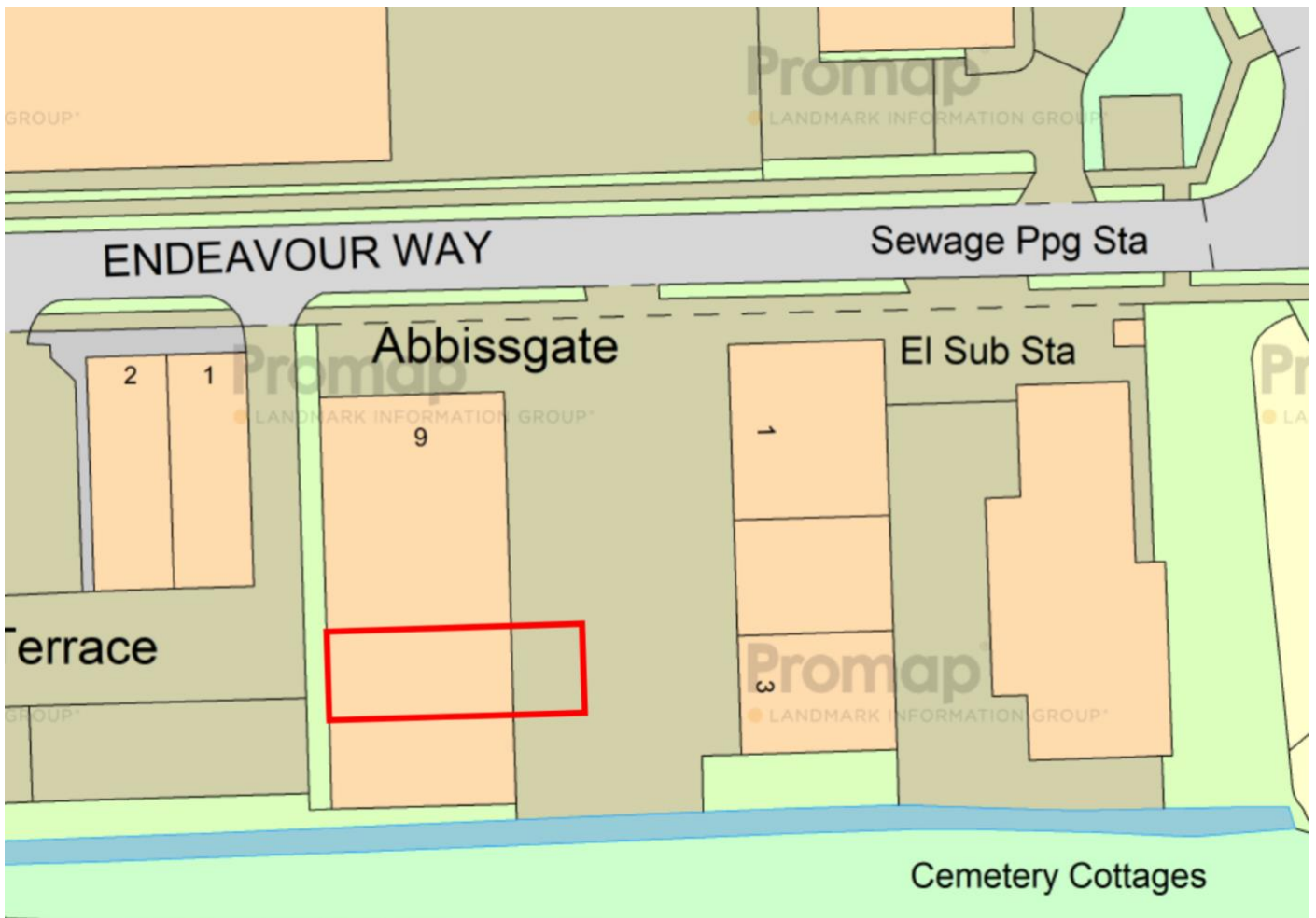
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