

Fully Furnished Serviced Offices in Spalding's Premier Business Location Available To Let Immediately on Flexible Terms

Mayden House | Wardentree Lane | Pinchbeck | Lincolnshire | PE11 3UG



Fully Furnished Offices Including Desks, Chairs and Cupboards
Utilities Included, High-Speed Internet is Available as an Optional Add-on
Extensive Free Parking, 24/7 Secure Access
Communal Facilities Include Kitchen, Breakout Spaces and Shower Room

Available To Let Immediately on Flexible Terms
From £545 plus VAT pcm Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
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Location...

Mayden House is situated in Spalding's main commercial area on Wardentree Lane, offering superb visibility with road frontage and easy access via Bervor Close.

A16: 2 min

A15: 20 min

A1: 30 min

Spalding Train Station: 5 min (Direct connections to London King's Cross in just over an hour)

Nearby amenities include Starbucks, Greggs, Morrisons Supermarket, and gyms, providing everything you need within easy reach.

Accommodation...

Mayden House offers three individual semi-serviced offices, thoughtfully designed for businesses seeking flexibility, convenience and a professional workspace without the commitment of a long-term lease. Whether you're a start-up, freelancer or an established company looking for a satellite office, Mayden House provides a hassle-free solution with high-quality facilities.

Office sizes range from 297sqft up to 383sqft, comfortably accommodating up to six people. This variety ensures that businesses of different sizes can find a workspace that meets their needs with the added benefit of an adaptable layout that can grow alongside them.

Services...

Each office is fully furnished with high-quality desks, ergonomic chairs, and ample storage, ensuring a professional and comfortable working environment from day one.

Tenants have access to well-appointed communal kitchen facilities and stylish breakout spaces, ideal for informal meetings or a change of scenery during the workday.

The building benefits from a secure door entry system, providing peace of mind, along with high-speed internet connectivity available as an optional add-on to keep businesses running seamlessly.

Schedule of Rooms...

	GIFA	GIFA	Per Annum	Per Calendar Month
1st Floor				
Office 1	18.8m ²	202ft ²	£4,440 pa	LET
Office 2	27.6m ²	297ft ²	£6,540 pa	£545 + VAT
Office 3	35.6m ²	383ft ²	£8,580 pa	£715 + VAT

Tenure...

Our flexible licence agreements are designed to offer businesses the convenience and adaptability they need. Offices at Mayden House are available on straightforward, hassle-free terms with a minimum commitment of just six months - perfect for businesses looking for short-term flexibility or a longer-term base without the constraints of a traditional lease.

Rent is payable monthly in advance via standing order, ensuring a smooth and predictable payment process.

A deposit equivalent to two month's rent is required, providing security for both tenants and the landlord whilst allowing you to move in with confidence and focus on growing your business.

Outgoings...

Rooms are individually assessed for Business Rates, therefore qualifying businesses will see they are exempt from payment through Small Business Rates Relief.

Viewing...

Strictly by appointment through the agent.

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