

Superb End of Terrace Trade Counter Industrial Unit Available To Let on Popular Estate

Unit 1 Abbissgate | Endeavour Way | Sutterton | Lincolnshire | PE20 2JA



Extending to Provide Approximately 254sqm, 2,730sqft Ground Floor Accommodation with Parking
Minimum Eaves Height of 5.5m, High Impact Concrete Floor, New LED Lighting
Versatile Mezzanine, Approximately 104sqm
Excellent Estate Location for the A16 and A17 Trunk Roads

Available To Let Leasehold
£22,500 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...

A well-appointed end of terrace trade counter/industrial unit occupying a prominent front position on the estate. The customer-facing accommodation includes a reception/waiting area and offices with windows; Office 3 is configured as a store with a viewing window into the workshop.

New LED lighting throughout. Oil-fired central heating serves the offices, with oil-fired blown heating to the workshop. Minimum internal eaves height approximately 5.5m.

Office 1 / Reception.....8.1m x 3.5m, 28.3sqm
Utility Room.....3.5m x 2.7m, 9.6sqm
Office 2.....3.3m x 2.9m, 9.5sqm
Office 3 / Store.....5.4m x 2.5m, 13.6sqm
Ladies and Gents WCs
Workshop.....16.2m x 11.9m, 192.5sqm
Powered roller shutter door, high impact concrete floor, LED lighting and translucent roof lights.
Mezzanine.....16.2m x 6.4m, 104.2sqm
Steel staircase access; versatile storage/ancillary space.

Outside...

Parking and circulation space is provided to the front, with convenient loading access.

Tenure...

The property is available by way of Full Repairing and Insuring 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 a Rateable Value of £14,750.

EPC...

The property has an Energy Performance Asset Rating D 80. Full details are available on request.

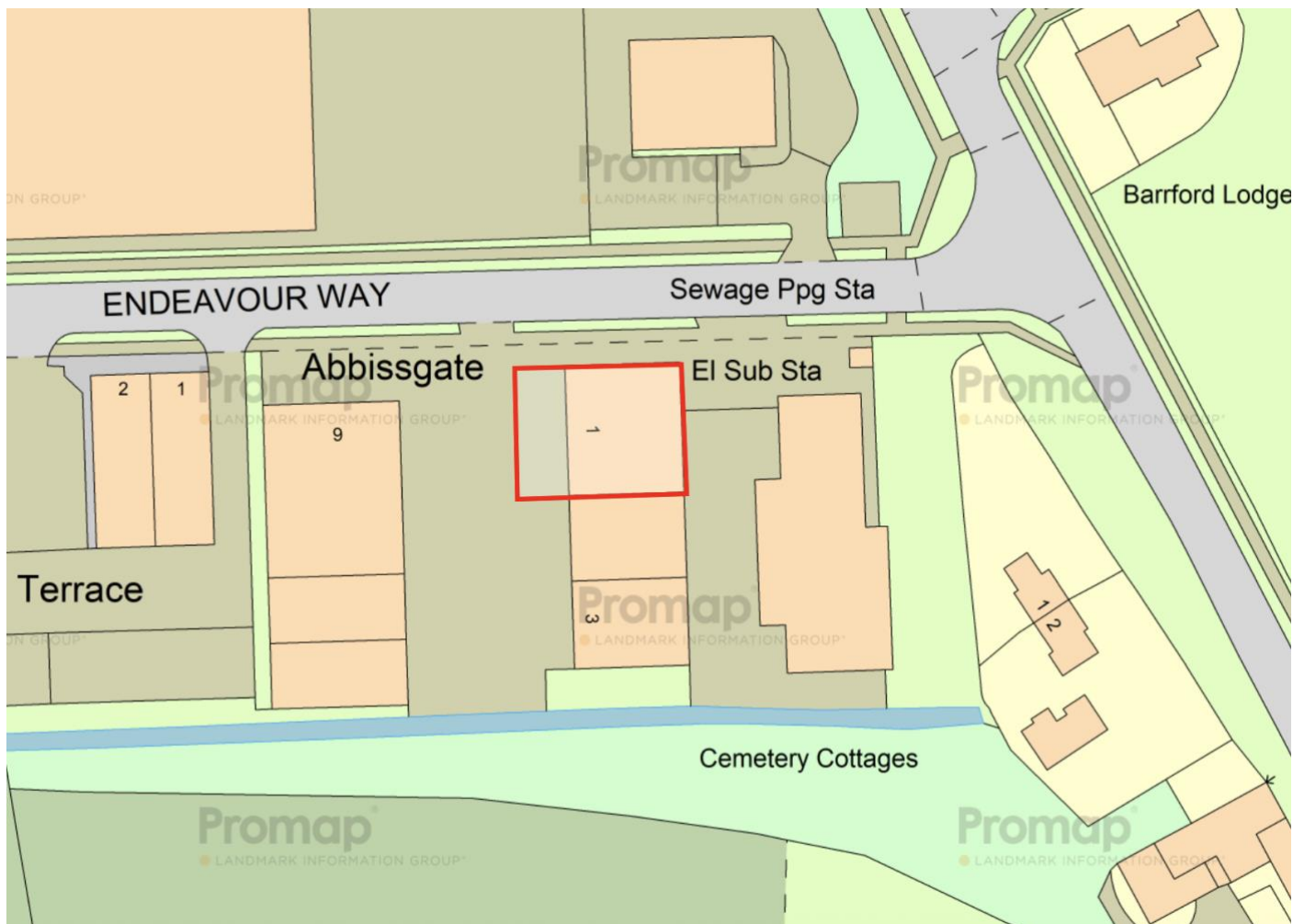
Viewing...

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

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