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 £370 plus VAT pcm Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS
01205 361694
www.poyntons.com
sales@poyntons.com
RICS

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	18.8m²	202ft²	£4,440 pa	£370 + VAT
Office 2	27.6m²	297ft²	£6,540 pa	£545 + VAT
Office 3	35.6m²	383ft²	£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 three 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 one 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.
Poyntons Consultancy.
01205 361394
sales@poyntons.com | poyntons.com

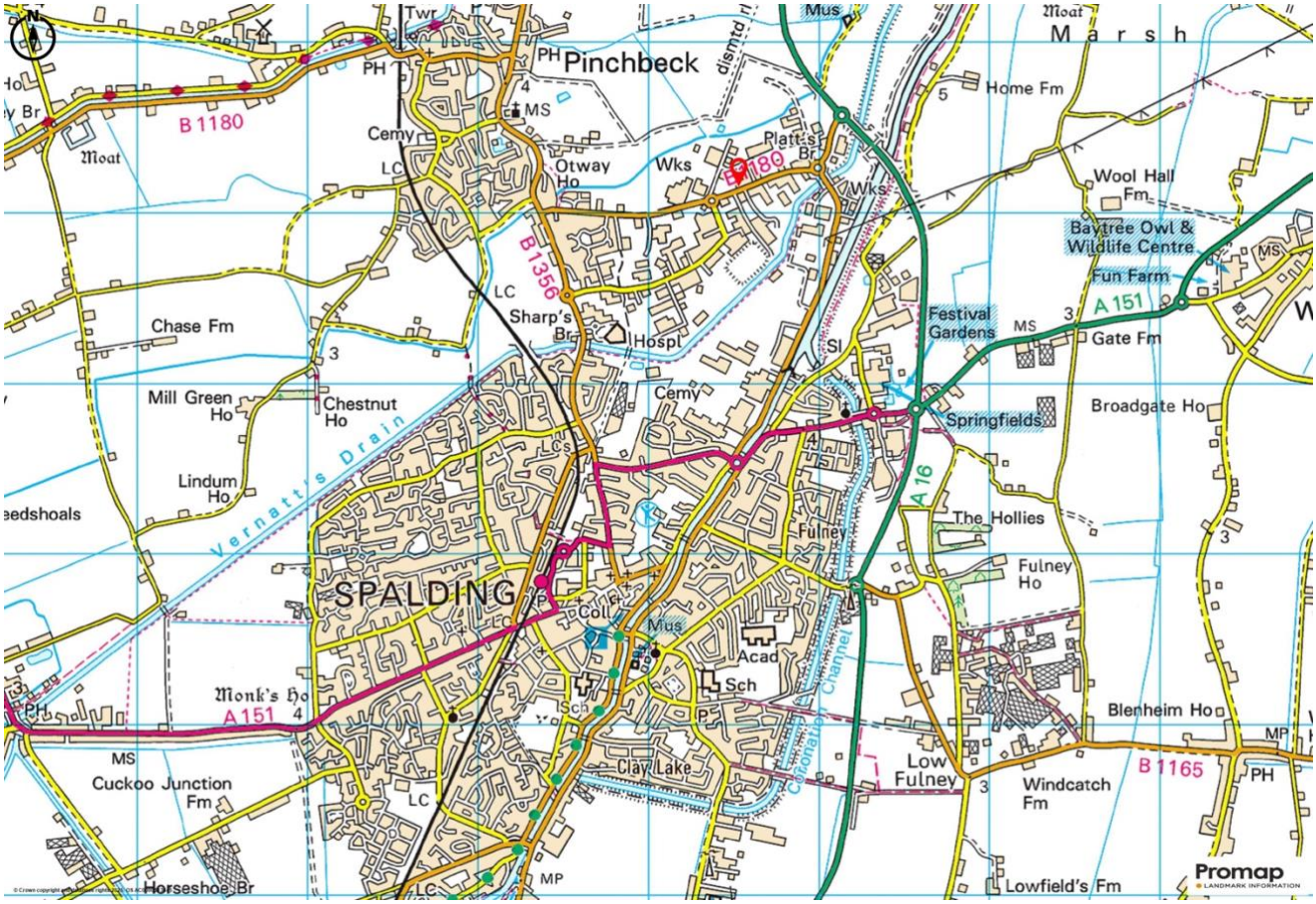












Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** 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
RICS