

# Economical Warehousing Available to Rent on Flexible Terms Located Near Spalding

Warehouse | 45 Market Way | Pinchbeck | Spalding | Lincolnshire | PE11 3PE



Warehouse Unit Available in Secure Yard  
Unit Available Extending to 278m<sup>2</sup>, 3,000ft<sup>2</sup> of Accommodation

To Let Leasehold  
£10,500 per annum Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto:sales@poyntons.com)



### Location...

The village of Pinchbeck is located immediately to the north of Spalding on the B1356 road and the village has a range of amenities including shops, public houses, a doctor's surgery and school.

The commercial area of Wardentree and Enterprise Way is located appropriately ¼ mile to the east.

Market Way is located to the south of the village on the west side, the properties being located within a compound of warehousing operated by D and R Simmons Limited.

### Description...

Unit available to rent for agricultural storage, having clear span steel framed building with a mixture of insulated and non-insulated cladding panels and high impact concrete floors. The unit has a loading bay, roller shutter door and wc.

Access to the yard is controlled by the landlord, the tenant will share the communal keys.



Shed 3

### Tenure...

The units are available individually by way of new Full Repairing and Insuring Leases with the rent payable quarterly in advance.

A contribution towards the landlord's reasonable legal fees of £750 will be required with regards to the cost of the preparation of the lease and a deposit held by the landlord of the equivalent of a quarter of a year's rent paid upfront.

### Outgoings...

The tenant will be responsible for all utilities and any rating liabilities which occur.

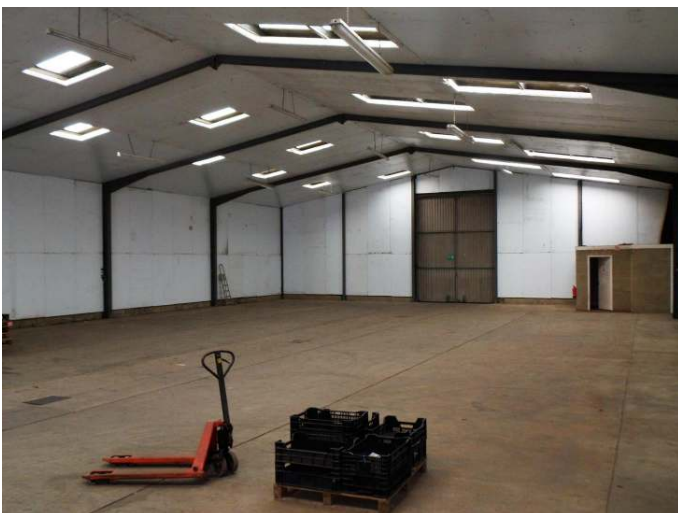
### Viewings...

By appointment through the agent.

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	GIFA		Asking Rent	Insulated Internal Eaves Height
Shed No 1	278m <sup>2</sup>	3,000ft <sup>2</sup>	£10,500 pa	4.3m
Shed No 2	316m <sup>2</sup>	3,400ft <sup>2</sup>		5m
Shed No 3	414m <sup>2</sup>	4,456ft <sup>2</sup>		
Shed No 4	500m <sup>2</sup>	5,382ft <sup>2</sup>		
Spray Foam Insulated				



Shed 1



Shed 4

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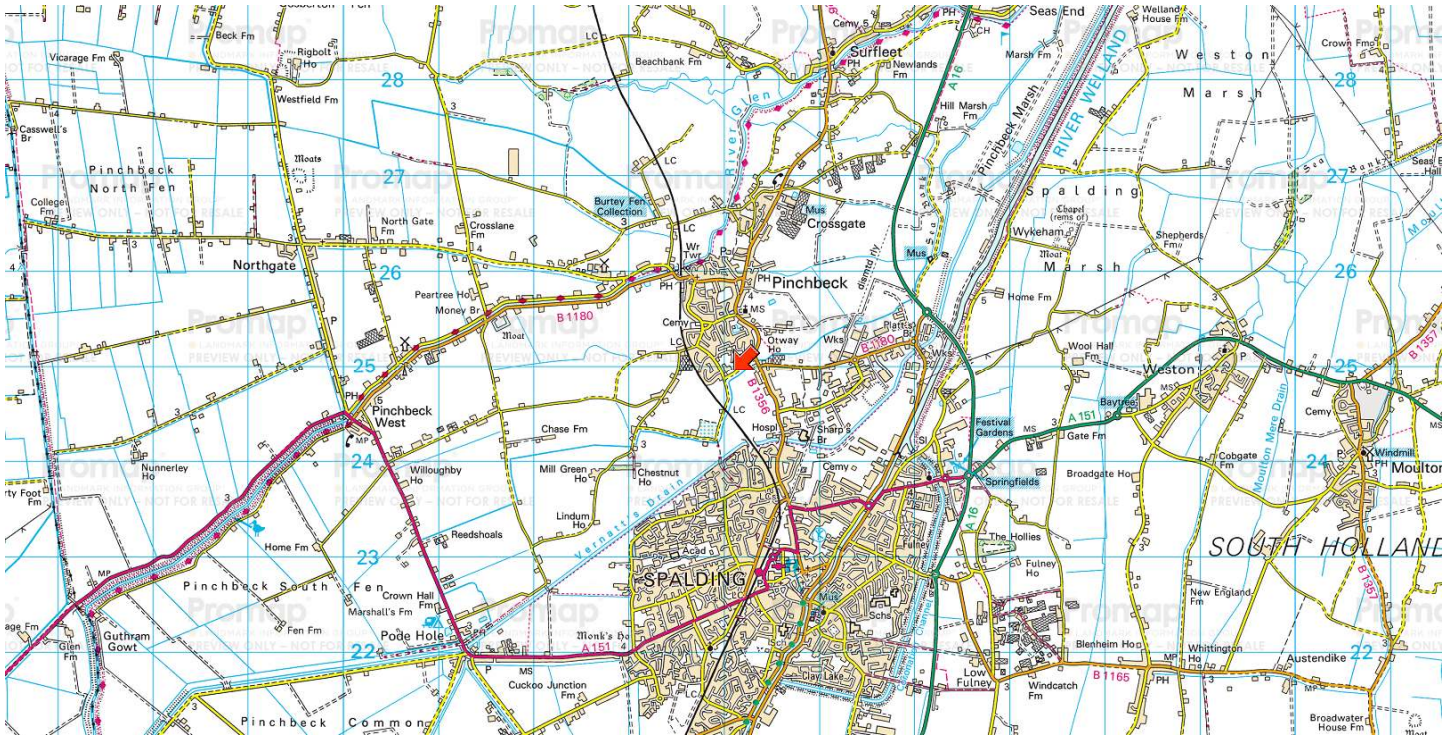
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