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SUBSTANTIAL WAREHOUSE & OFFICE PREMISES

WINTER'S LANE, LONG SUTTON, SPALDING, LINCOLNSHIRE PE12 9BE

TO LET AS A WHOLE – RENT: £400,000 PER ANNUM PLUS VAT

(Consideration may be given to Letting in parts)

- Total Buildings area approximately 13,036 m² (140,268 sq. ft)
- Site Area approximately 7.37 acres (2.98 hectares)
- Well positioned close to A17 with easy access to the Midlands and East Anglia plus East coast ports, A1 and other main arterial roads
- Well maintained Modern Offices and Warehousing
- Significant Hard Surfaced Yard Area

SPALDING - 01775 766 766

BOURNE – 01778 420 406

GENERAL INFORMATION

The property comprises of a significant area of warehousing which has been constructed and extended in recent years.

The premises is situated to the south of Winter's Lane, Long Sutton with Winter's Lane being to the south of the A17.

Carparking is situated to the frontage of the offices and the premises have extensive concreted yard and weighbridge areas.

LOCATION

The property is within easy reach of local centres including Holbeach (7 miles), Spalding (15 miles), Kings Lynn (14 miles), Wisbech (8 miles), Peterborough (26 miles), Newark (51 miles), Boston (21 miles).

What 3 Words: - ///suppose.blankets.enlighten

CONSTRUCTION

The warehouses are mainly of steel portal framed construction with profile single skin metal profile cladding, together with the purpose-built brick faced two storey office block and laboratory/canteen building situated to the front of the warehouses.

ACCOMMODATION AND FLOOR AREAS

The overall office and warehouse facilities are summarised as follows: -

	Metres	Metres	Sq. M	Sub Total Sq. M	Sub Total Sq. Ft
Building No. 1					
Office Ground Floor	28.86	8.64	249.35		
Office First Floor	28.86	8.64	249.35		
				498.70	5,366
Store 7 & 8	30.98	81.99	2540.05		
Store 9	31.00	59.00	1829.00		
				4369.05	47,011
Building No. 2					
Store 1 & 2	30.95	36.66	1134.63		
Store 3 & 4	30.95	41.91	1297.11		
				2431.74	26,166
Building No. 3					
Store 6	65.55	40.36	2645.60		
Factory Line 6	35.97	24.08	866.16		
				3511.76	37,786
Building No. 4					
Factory Line 1, 2 & 3 A	30.06	24.33	731.36		
Factory Line 1, 2 & 3 B	6.16	9.49	58.46		
Note: Factory Line 1, 2, 3 A & B currently houses processing equipment which is being removed. The area will be available as from 1 st April 2026 onwards.					
Workshop Ground Floor	14.84	6.06	89.93		
Workshop First Floor	13.38	6.06	81.08		
Factory Line 4 & 5	23.93	36.14	864.83		

Note: Factory Line 4 & 5 currently houses processing equipment which is being removed. The area will be available as from 1st April 2026 onwards.

				1825.66	19,644
Building No. 5					
	24.26	7.52	182.44		
				182.44	1,963
Building No. 6 - Laboratory & Canteen					
Ground Floor	6.03	17.97	108.36		
First Floor	6.03	17.97	108.36		
				216.72	2,332
TOTAL				13,036 Sq. M	140,268 Sq. Ft

All Buildings and areas are based on a gross internal floor area measurement (All areas quoted should be considered as approximate).

Total Site area approximately **7.37 acres (2.98 hectares)**.

ACCOMMODATION

OFFICE BLOCK

Two storey building, having air-conditioned space. The building has an impressive full height central glazed reception/atrium, main open plan office, individual office and quality control room, together with Kitchen and W/C facilities. Board Room/open plan office, additional offices, kitchen, W/Cs and storeroom to first floor.

BUILDING NO.1

The warehousing elements are of steel portal frame construction with profile clad walls, fibre cement roof and concrete floor and is sub divided into two stores with three fast react roller shutter doors H: 5m x W: 5m. Eaves height approximately 8.2m.

BUILDING NO. 2

Of steel portal frame construction with profile clad walls, fibre cement roof and concrete floor and is sub divided into three stores with four roller shutter doors (three of which are fast react) H: 5.1m x W: 5.7m. Eaves height approximately 6.57m. Stores 1, 2, 3 and 4 within Building No. 2 contain a roller pallet racking system with capacity for approximately 2,900 pallets.

BUILDING NO. 3

Of steel portal frame construction with profile clad walls, fibre cement roof and concrete floor and is sub divided into two stores with two roller shutter doors (both of which are fast react) H: 4.9m x W: 5.4m. Store 6 eaves height approximately 7.70m. Stores 6 within Building No. 3 contains a drive-through pallet racking system and a roller pallet racking system, both of which hold a total capacity of approximately 2,000 pallets.

BUILDING NO. 4

Of steel portal frame construction with profile clad walls, fibre cement roof and concrete floor and is sub divided into four stores (including workshop) with five roller shutter doors (two of which are fast react). There are certain reserved areas in Building No. 4 where processing plant, machinery and silos are still located – full details to be discussed at time of viewing.

BUILDING NO. 5

Of steel portal frame construction with profile clad walls, fibre cement roof and concrete floor and is sub divided into three stores with one roller shutter door H: 5.1m x W: 6.1m. Eaves height approximately 5.39m.

BUILDING NO. 6 - LABORATORY AND CANTEEN

Canteen room, kitchen and W/C located on ground floor. Laboratory and offices are located on the first floor.

EQUIPMENT

There is a weighbridge facility located at the entrance of the site capable of weighing HGVs.

SERVICES

Mains electricity (650 KVA max. supply) and water are connected to the property, and drainage is to two private treatment systems. There is no Gas connected or immediately available. Office heating is via an electric underfloor system and the canteen & laboratory building has an oil-fired central heating system.

TENURE

The entirety of the property being offered 'To Let' includes H M Land Registry Title Numbers LL194747 and LL318729.

RIGHTS OF WAY

If the buildings are Let to multiple Tenants, appropriate Rights of Way and Rights for Services would be specified and reserved.

RATEABLE VALUE

£342,500 - 2023 List

BASIS OF OFFERING

- a) The property is being offered 'To Let', with vacant possession subject to certain reserved areas where processing plant, machinery and silos are still located. The Rent for the leasehold interest is £400,000 (Four Hundred Thousand Pounds), Plus VAT **per annum**. An allowance will be agreed and deducted from the annual rent to take account of any areas which are unusable by the Tenant due to the Landlord's remaining plant and machinery.
- b) The principal Terms of the Lease would be as follows: -
 1. Five-year lease, to be contracted out of the security tenure provisions of the Landlord and Tenant Act 1954 Part II
 2. Full repairing and insuring terms
 3. Present condition to be recorded prior to commencement of the Lease
 4. Rental Deposit – A quarters rent additionally payable at commencement by way of rental deposit to be held throughout the term
 5. Rent payable quarterly in advance
 6. Rent review at the end of the third year (upwards only)
 7. The premises may be available to be sub divided but preference given to a Letting as a Whole
 8. Rent - £400,000 (Four Hundred Thousand Pounds), plus VAT per annum

LOCAL AUTHORITIES AND STATUTORY UNDERTAKERS

District & Planning

South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE
Tel: 01775 761161

County & Highways:

Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
Tel: 01522 552222

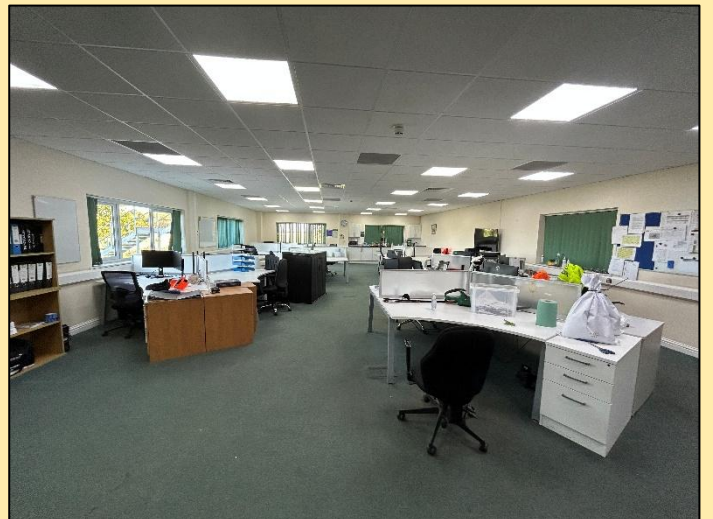
Electricity:

Western Power Distribution - New Supplies - Customer Application Team,
Tollend Road, Tipton, DY4 0HH
Email: wpdnewsuppliesmids@westernpower.co.uk Tel: 0121 623 9007

Water & Sewerage:

Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA
Tel: 08457 919155





MEASUREMENTS AND AREAS

All measurements and areas provided in these particulars should be considered as for guidance purposes only. Interested parties must make their own enquiries and take their own measurements and surveys of the land involved. Figures provided are for guidance purposes only and should not be relied upon.

GENERAL ENQUIRIES

General enquiries should be directed to Robbie Longstaff, robbie@longstaff.com, or Kerry Gratton, kerry@longstaff.com of R Longstaff & Co LLP on 01775 766766, Option 4

PARTICULARS CONTENT / Ref: S11916

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

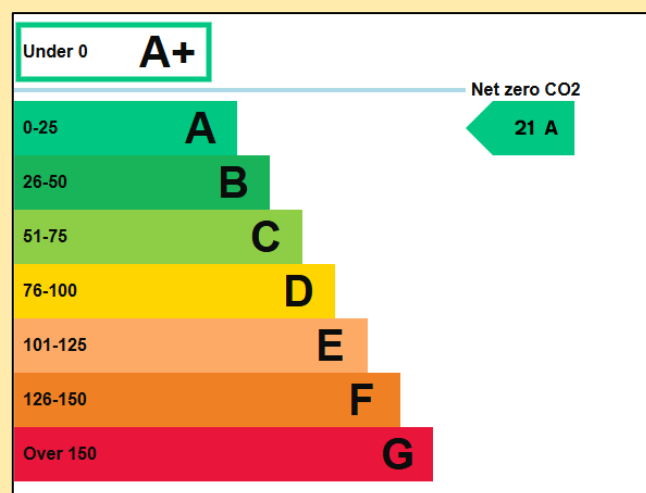
These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.

ADDRESS

R. Longstaff & Co LLP.
5 New Road, Spalding,
Lincolnshire
PE11 1BS
www.longstaff.com

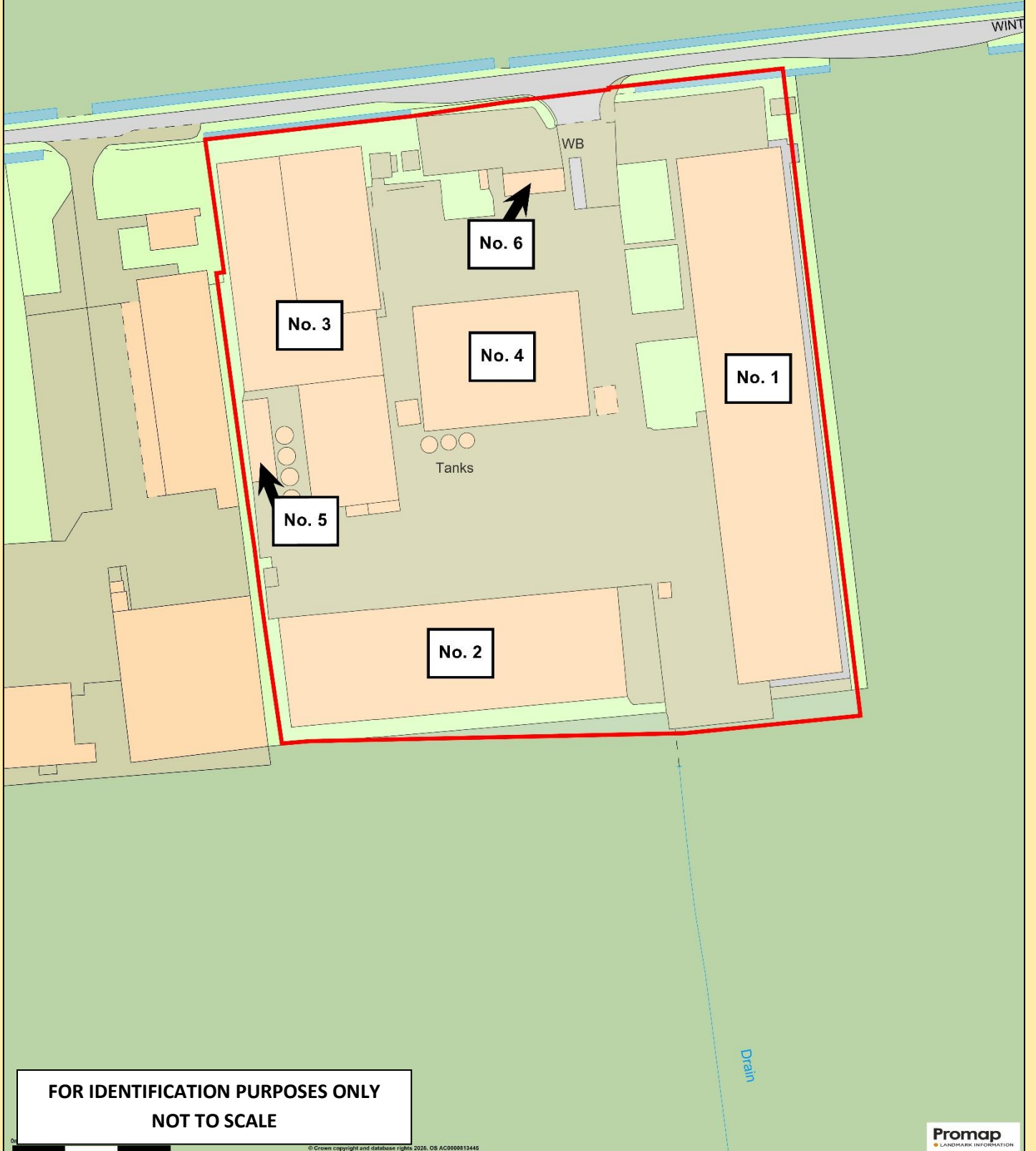
CONTACT / VIEWING

By appointment only with the Agents,
Robbie Longstaff or Kerry Gratton
Commercial Department
CALL: 01775 767766, Option 4
E: robbie@longatff.com
kerry@longstaff.com



IT IS TO BE NOTED THAT THE ABOVE EPC RELATES SOLELY TO THE OFFICE BLOCK AND NOT THE SITE AS A WHOLE.





FOR IDENTIFICATION PURPOSES ONLY
NOT TO SCALE

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