



Units 13 & 14, A52 Business Park
Croft, Wainfleet, Lincolnshire, PE24 4AW

£15,000 pa

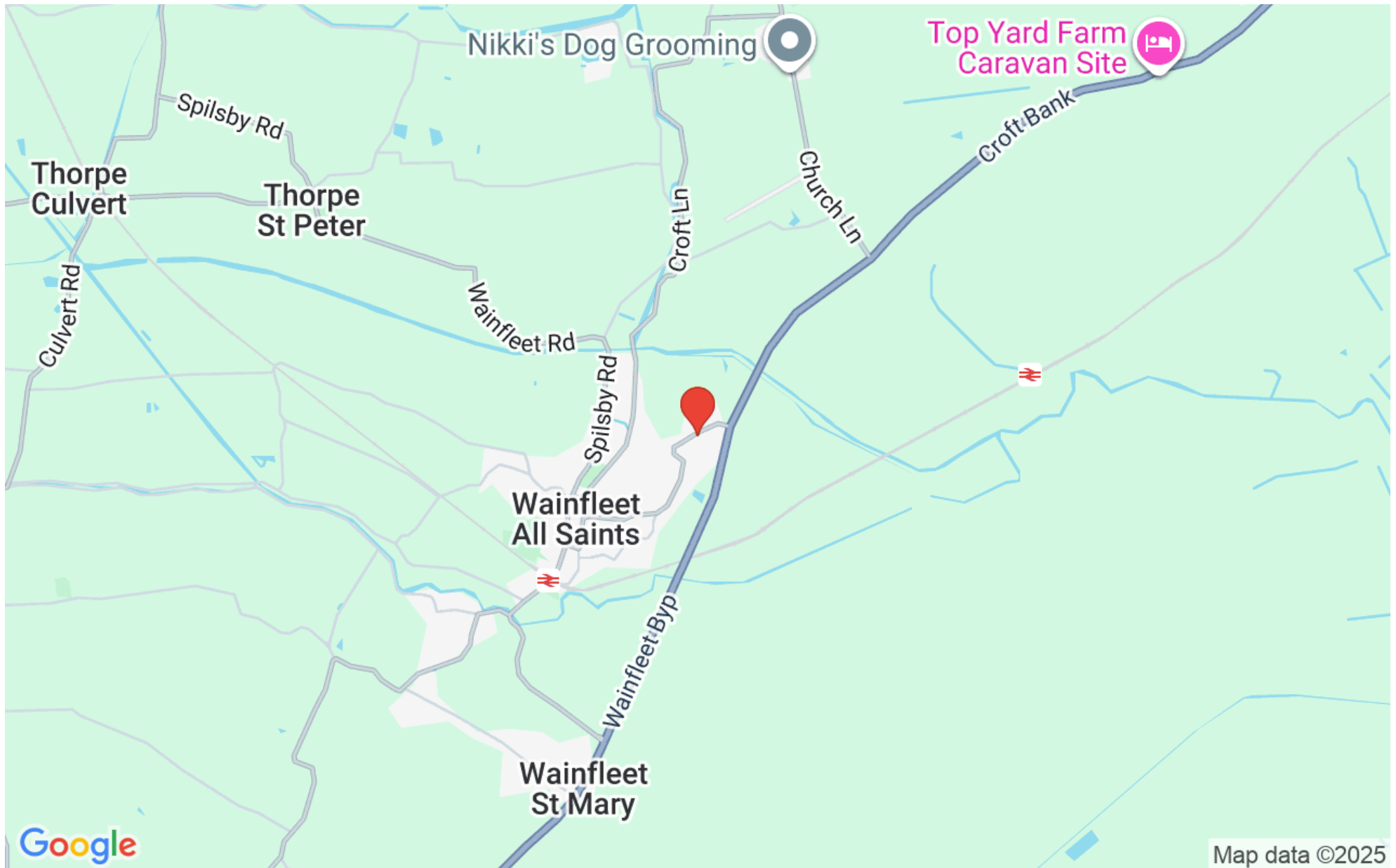
Details

- To Let
- Light industrial unit
- 344.7 sqm (3710.354 sqft)
- Shared canopy =235 sqm (2534 sqft)
- Large Yard Area
- Full fenced secured yard
- Negotiable lease terms
- CPEC rating of D





Location



Overview

An excellent opportunity to take a lease on this workshop warehouse with large yard area within this established industrial estate. The unit is within a secure gated shared yard area.



Location

The estate is situated fronting onto the busy A52 Boston to Skegness road (a main transport link with direct access onto the A16 and A17). The estate is some 4 miles from Skegness , 9 miles form Spilsby and 15 miles from Boston.

ACCOMMODATION

Main workshop warehouse in 2 bays = 344.7 sqm (3710.35 sqft)

Shared Canopy = 235 sqm (2534 sqft)

Large yard to the side

PLANNING

The property has established use for B1, B2, B8 and now use class E

SERVICES

Mains electricity, water, septic tank drainage



TENURE

The property is offered on negotiable lease terms subject to a 3 month rental deposit

RATEABLE VALUE

The property has a rateable value of £10,000

CEPC

The property has a CEPC Rating of D which is valid until the 17th July 2031

LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The rent is subject to VAT

LOCAL AUTHORITY

East Lindsey District Council

The Hub

Mareham Road

Horncastle

Lincolnshire

LN9 6PH

Tel 01507 601111



VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

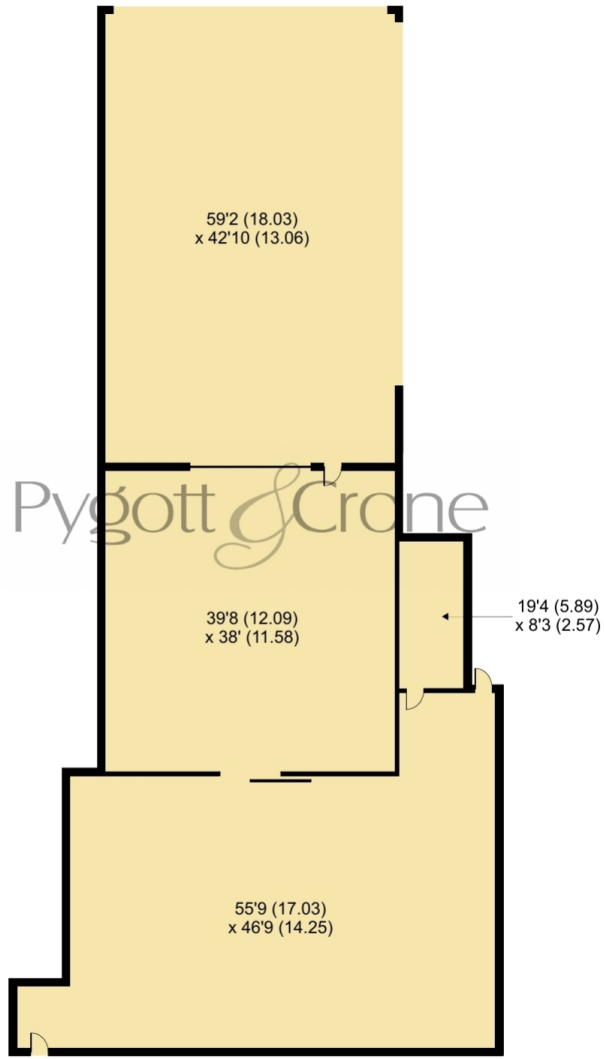
Tel 01522 536777



Croft Bank, Skegness, PE24

Ground Floor Net Internal Area = 6240 sq ft / 579.7 sq m

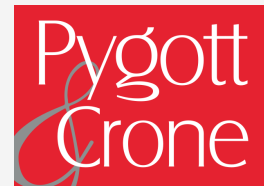
For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nlcocom 2024. Produced for Pygott & Crone. REF: 1362876





Units 13 & 14, A52 Business Park, Croft
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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