



Unit 6, Beaubridge Business Park, Heath
Road
Skegness, Lincolnshire, PE25 3ST

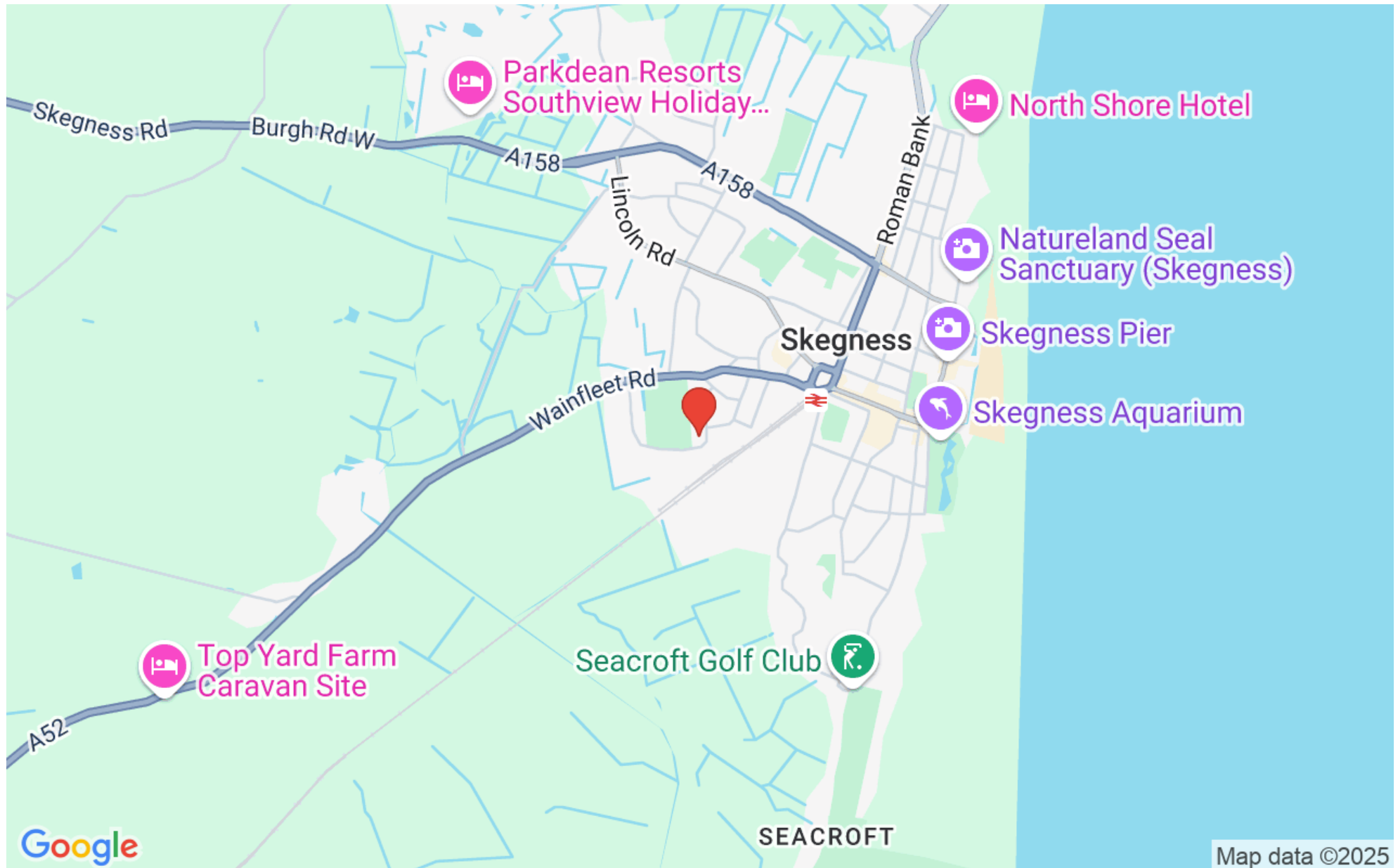
£15,000 pa

Details

- TO LET
- Excellent Industrial Unit
- Parking to the Front
- GF Warehouse 3177 sqft (295.1 sqm)
- FF offices 535 sqft (49.7 sqm)
- Fridge Space if required
- Negotiable lease terms
- EPC D



Location



Overview

The property comprises an excellent opportunity to take a lease on this warehouse/workshop and trade counter unit situated in an established commercial location of industrial and retail. The property benefits from temperature, freezer space if required. The property also has office space and kitchen and WC. The property would suit a number of uses including food uses subject to planning. The property has parking to the front and share loading area.



Location

The property is situated in an established industrial, retail and trade counter location and close to other trade and retail counter users. The property is within a half a mile of the town centre. The town is a popular retail centre and seaside resort serving an extensive catchment population which increases substantially due to staycations. The principal access routes to the town are by the A52 from Boston which is located approximately 22 miles to the south west and the A158 to Lincoln which is approximately 43 miles to the west. The town is also served by a railway station with access to Nottingham.



ACCOMMODATION

The property has ground floor warehouse space however has been fitted in part with temperature controlled fridge space which can be re connected. There is a kitchen and WC. At first floor there is storage and office space. The unit has full lighting, sky lights, 3 phase electricity and roller shutter door.

The areas are 3177 sqft (295.1 sqm)

First Floor offices 535 sqft (49.7 sqm)

There is parking to the front.

PLANNING PERMISSION

The property has established use as B1,B2,B8 industrial and trade counter use.

SERVICES

Mains electricity, water and drainage are connected

TENURE

The property is offered on a minimum 3 year lease on full repairing and insuring terms. The lease will be subject to references and a 3 month rental deposit being paid.

RATEABLE VALUE

There appears to be no listing on the VOA website, however the adjoining unit 4 which is the same size has a rateable value of £8600.

CEPC

The property has a CEPC rating of D



LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The rent is exclusive pf VAT if applicable

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



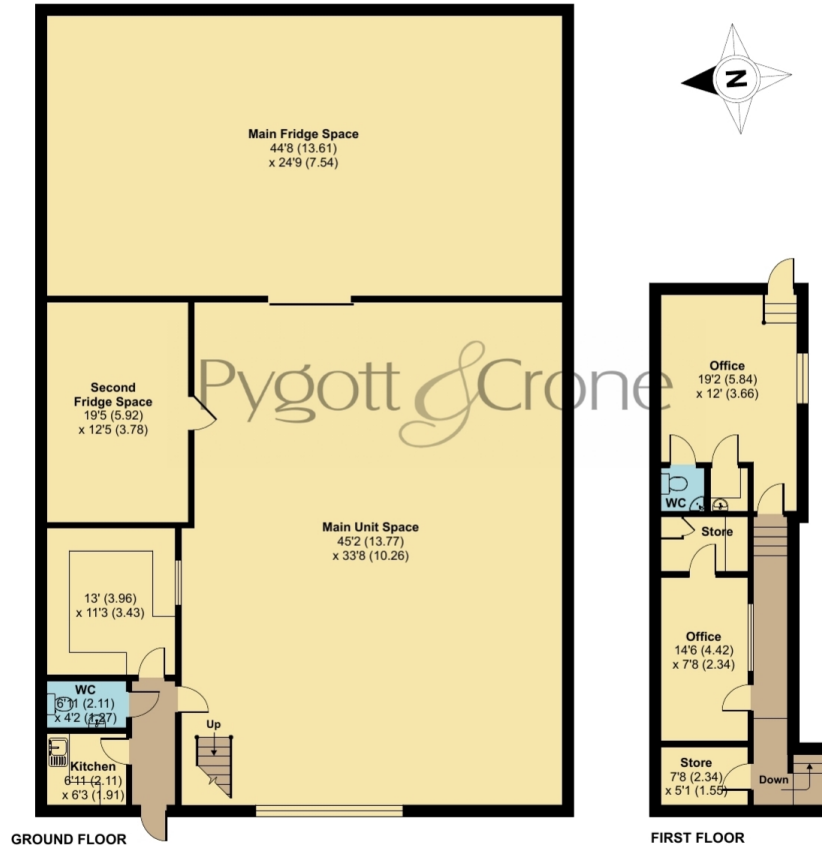
Beaubridge Business Park, Heath Road, Skegness, PE25

Ground Floor Net Internal Area = 3177 sq ft / 295.1 sq m

First Floor Net Internal Area = 535 sq ft / 49.7 sq m

Total = 3712 sq ft / 344.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nchecom 2025. Produced for Pygott & Crone. REF: 1311783



Unit 6, Beaubridge Business Park, Heath Road, Skegness, Lincolnshire, PE25 3ST



Unit 6, Beaubridge Business Park, Heath Road, Skegness
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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