



Unit 2, The Circus Office

Belton Park Road, Skegness, Lincolnshire, PE25 1GU

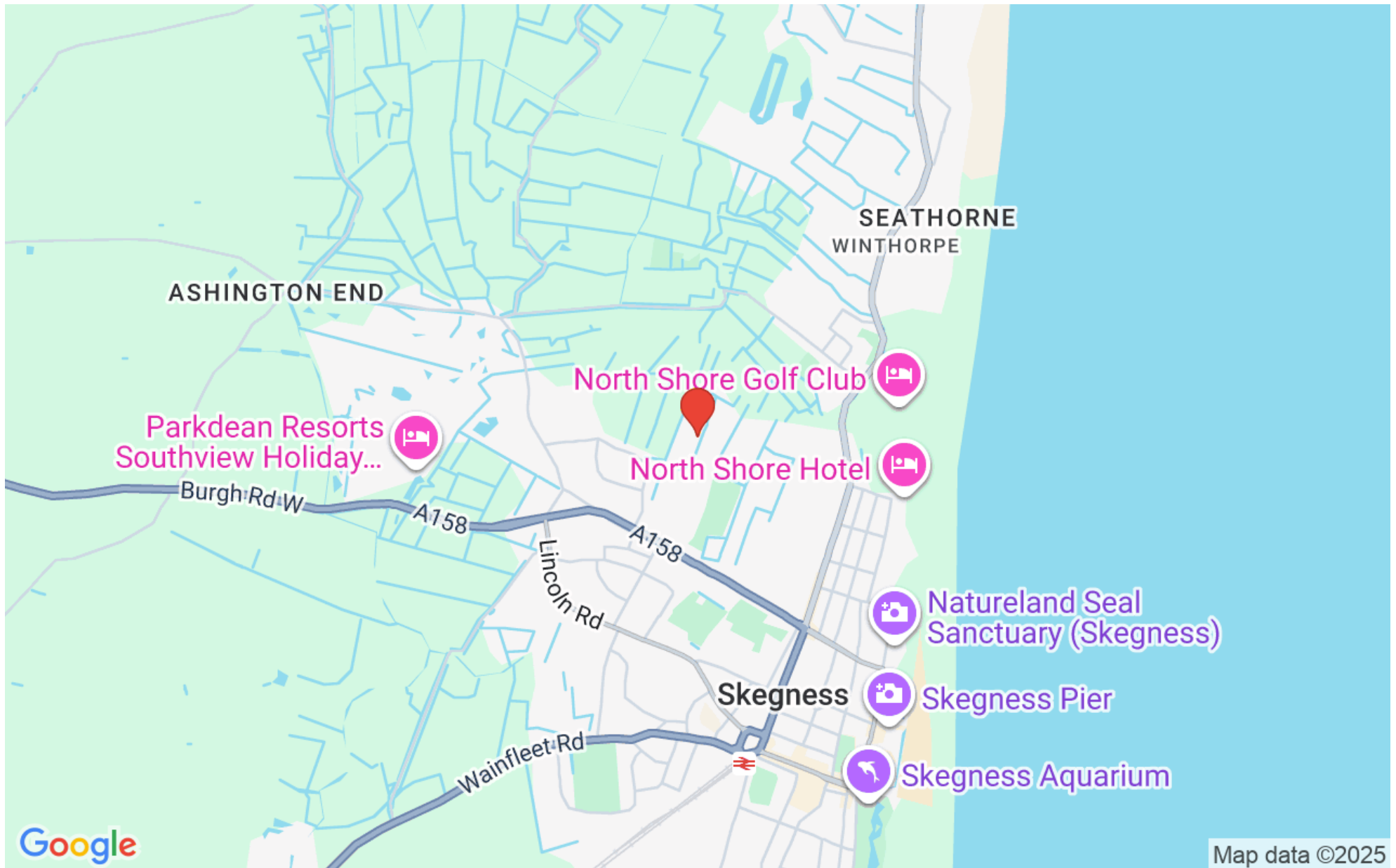
£12,108 pa

Details

- To Let
- Excellent office space
- 4 offices + board room
- Kitchen/stores/wc
- 688 sqft (63.9 sqm)
- 2 car parking spaces
- Additional parking on site
- Negotiable lease terms
- CEPC Rating of C



Location



Overview

An excellent opportunity to take a lease on this superb office space situated within 1.5 miles of the town centre. The suite offers high quality ground floor office space including 4 offices, board room, kitchen, stores and WC. The property benefits from 2 parking spaces plus ample area for other spaces.



Location

The property is situated on Churchill Avenue which is a modern housing area of the town and is within 1.5 miles of the town centre and close

to all amenities. Skegness is a seaside town and civil parish in the East Lindsey

District of Lincolnshire.

On the Lincolnshire coast of the North Sea, the town is 43 miles (69 km) east of Lincoln and 22 miles (35 km) north-east of Boston. With a population of 21,128 as of 2021, it is the largest settlement in East Lindsey. It

incorporates Winthorpe and Seacroft, and forms a larger built-up area with

the resorts of Ingoldmells and Chapel St Leonards to the north. The town

is on the A52 and A158 roads, connecting it with Boston and the East Midlands, and Lincoln respectively. Skegness railway station is on the Nottingham to Skegness (via Grantham) line.



ACCOMMODATION

The property comprises excellent quality office space all on ground floor and provides the following accommodation:

Overall area 688 sqft (63.9 sqm)

Entrance lobby with inner hall

Kitchen

WC

Store

4 offices

board room

Parking for 2 with additional space in the area

PLANNING PERMISSION

The property has an established use as offices

SERVICES

All mains services are available

LEASE TERMS

The property is offered on a minimum 3 year lease. The property will be held on an internal repairing and insuring lease. The landlord will require a 3 month rental deposit.

RATEABLE VALUE

There is no listing on the VOA website



CEPC

The property has a CEPC rating of C

LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The rent includes 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

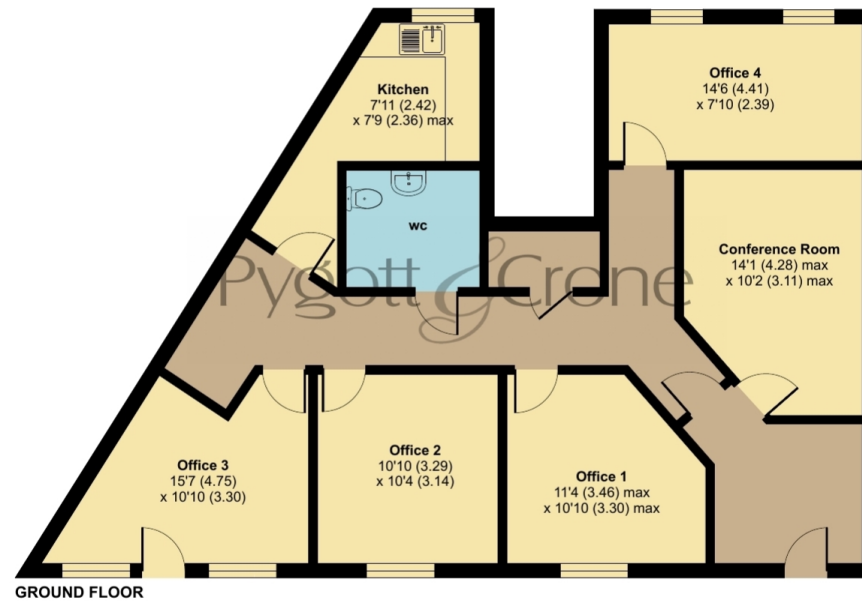




Belton Park Road, Skegness, PE2

Ground Floor Net Internal Area = 688 sq ft / 63.9 sq m

For identification only - Not to scale



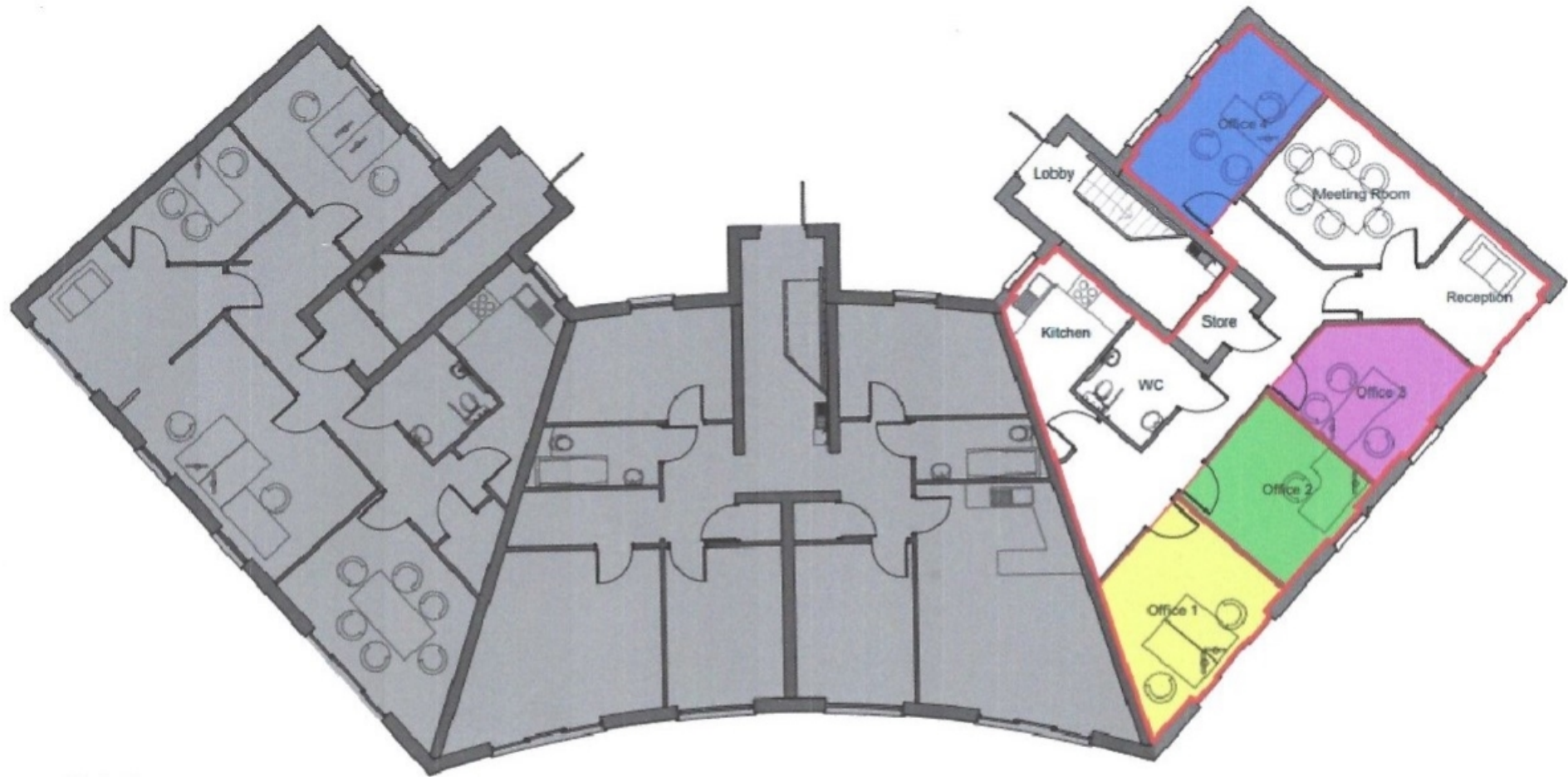
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nlcocom 2025. Produced for Pygott & Crone. REF: 1349286



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To Let

- Overall - 1079Sqft
- Office 1 - 139Sqft
- Office 2 - 114Sqft
- Office 3 - 114Sqft
- Office 4 - 116Sqft



Unit 2 , The Circus Office, Belton Park Road
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

0330 128 0939