

EST 1770

5 New Road, Spalding, Lincolnshire PE11 1BS

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COMMERCIAL



01775 765536



TO LET



A Selection of Office Units
Ground & First Floor Options
Close to the Town Centre
with Parking

COMPETITIVE TERMS & RENTS

BROADGATE HOUSE
WESTLODE STREET
SPALDING
LINCOLNSHIRE PE11 2AF

Reference No: S7133

www.longstaff.com



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LOCATION

Broadgate House is an attractive, modern, office building in a town centre location in the market town of Spalding. Spalding has a population of approximately 28,500 people and lies on the A16 Peterborough to Boston Road and is served by trunk road communications to Peterborough 20 miles to the south, Boston 14 miles to the north and King's Lynn 23 miles to the east with connections to the A1 at Peterborough, Stamford and Colsterworth. Spalding offers good educational and shopping facilities, together with the Springfields Outlet Shopping Centre close to the A16. Spalding is considered the capital of the fresh food industry and has a thriving commercial / industrial area just to the north of the town.



UNIT 2



UNIT 3



UNIT 3

DESCRIPTION

Broadgate House comprises a prominently positioned modern two storey steel framed, open-plan, brick clad office building fronting Westlode Street. Various office units are available at ground and first floor levels with each available unit having allocated car parking adjacent.

The specification of the majority of the available units includes suspended ceilings with inset lighting panels, mechanical ventilation system (to part), double glazing, air conditioning (to part), electric night storage heating and carpeted floors.

Current tenants in Broadgate House include The Job Centre, Freiburger (UK) Ltd., A4e and The Probation Service.



UNIT 6



UNIT 11



UNIT 13

GALLERY



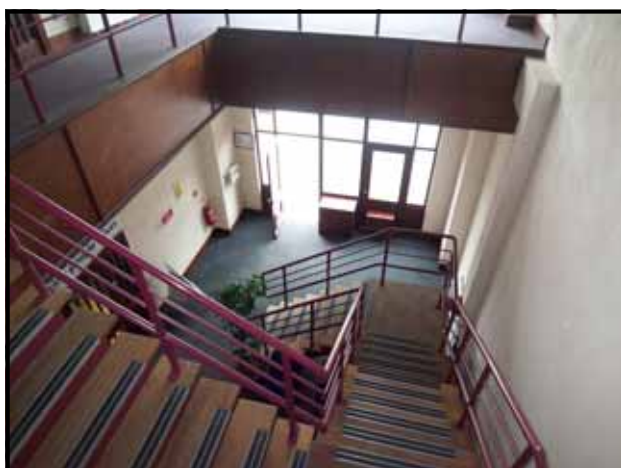
ENTRANCE TO UNITS 6 & 16
& GROUND FLOOR UNIT 6



UNIT 3



UNIT 2



UNIT 13



ACCOMMODATION - UNIT 2 (Ground Floor)

Rent: £11,000 Per Annum Plus VAT

The Unit has pedestrian access from Westlode Street adjacent to the roadway to Westlode Street Car Park. The main windows are double glazed and the accommodation has ceiling tiles with recessed fluorescent lights. There is also a fan assisted ventilation system. In addition there are a number of blinds and the floors are carpeted. The Unit offers the following accommodation:

OPEN PLAN GENERAL OFFICE:

Irregular dimensions extending to a floor area of approximately 128m² (1377 sq.ft.). This area is interrupted by some supporting stanchions and the floor area of the stanchions is included in the floor area referred to in these Particulars. 4 electric night store heaters in this Office, fire escape doorway

PRIVATE OFFICE: 6.68m x 5.75m, 2 electric night store heaters, access to:

SERVER ROOM: 2.66m x 1.97m

PRIVATE OFFICE: 2.84m x 3.59m, 1 electric night store heater

PRIVATE OFFICE: 2.84m x 3.75m, 1 electric night store heater

PRIVATE OFFICE: 4.86m x 3.26m, 1 electric night store heater

KITCHENETTE: 1.59m x 2.1m, stainless steel sink unit, extractor fan, worktops, electric heater

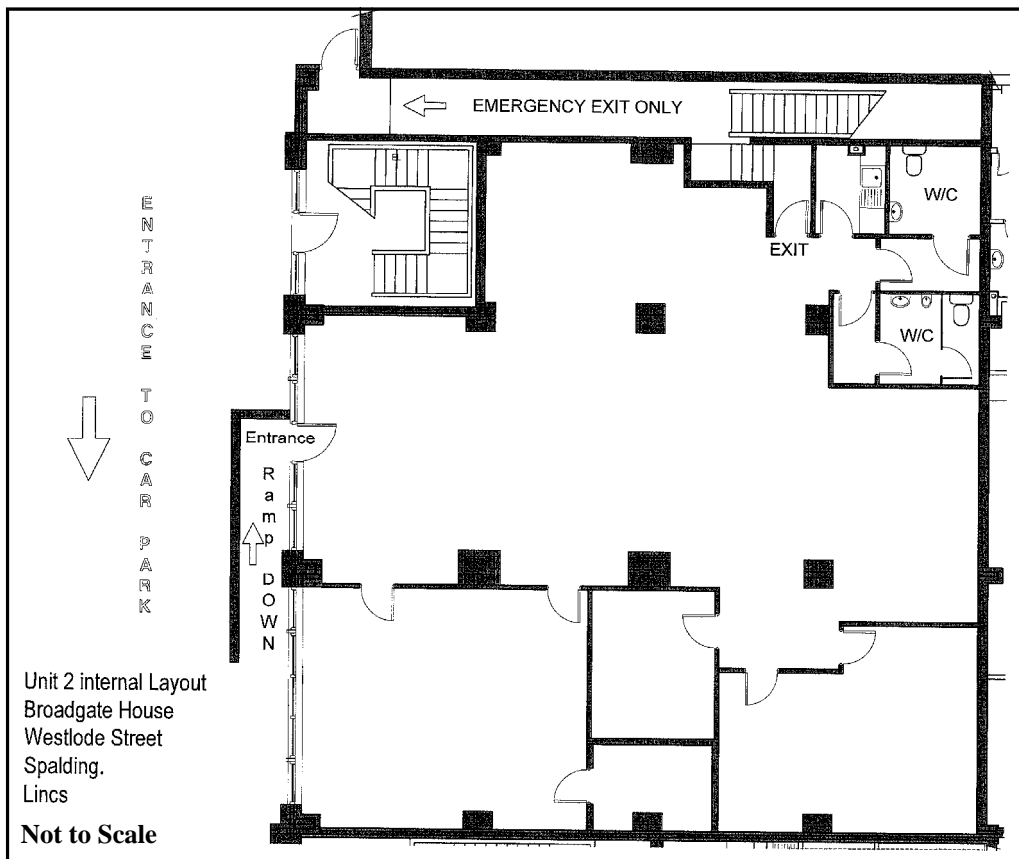
LOBBY TO LADIES / DISABLED WC: Wash basin and low level WC

GENTS WC: Separate low level WC, 1 urinal and wash basin

Approximate Net Internal Floor Area: 212m² (2285 sq.ft.)

Approximate Gross Internal Floor Area: 228m² (2456 sq.ft.)

(All areas quoted include the floor area taken up by the supporting stanchion bases within the building.)



ACCOMMODATION - UNIT 3 (Ground Floor)

Rent: £10,000 Per Annum Plus VAT

The Unit has a rear pedestrian access from Westlode Street used jointly with the occupier of Unit 12.

RECEPTION OFFICE: 3.65m x 5.89m

OFFICE 1: 3.67m x 8.92m (maximum)

LARGE GENERAL OFFICE: Overall 12.36m x 12.31m (maximum measurements including the Kitchenette and WC areas), fire exit. This general office area is interrupted by some stanchions.

GENTS WC: Wash basin and WC

LADIES / DISABLED WC: 2 wash basins and WC, extractor fan

SMALL KITCHENETTE: Stainless steel sink unit

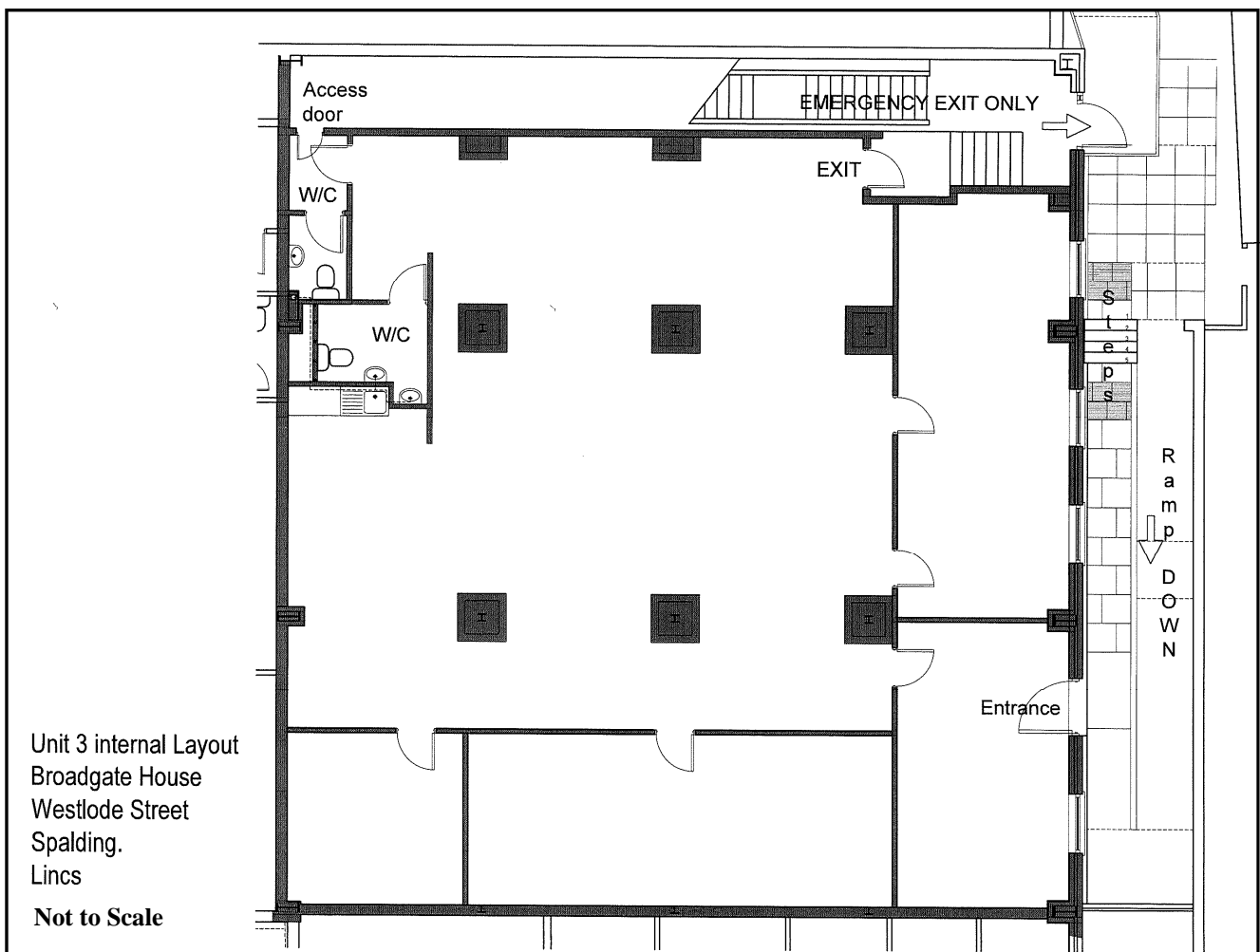
OFFICE 2: 3.53m x 5.59m

OFFICE 3: 3.5m x 3.71m

Approximate net internal floor area: 237m² (2545 sq.ft.)

Approximate gross internal floor area: 251m² (2701 sq.ft.)

(All areas quoted include the floor area taken up by the supporting stanchion bases within the building)



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ACCOMMODATION - UNIT 6 (Ground Floor)

Rent: £14,000 Per Annum Plus VAT

The Unit has a large joint entrance hallway at rear of building with access from Westlode Street Car Park.

ENTRANCE HALLWAY & RECEPTION AREA:

| | |
|--------------------|--|
| FRONT OFFICE: | 4.32m x 4.97m |
| SMALL OFFICE: | 2.78m x 2.98m |
| MEETING ROOM: | 8.85m x 5.43m (maximum) |
| SERVER OFFICE: | 3.59m x 2.99m |
| KITCHEN: | 3.29m x 5.43m |
| REAR HALLWAY: | With fire exit, access to: |
| WORKROOM / OFFICE: | About 9.78m x 6.77m plus recess area. There is a stanchion to the centre of the room and the ceiling height of about 4.4m. Access to: |

| | |
|--------------|---------------|
| Storeroom 1: | 1.82m x 2.56m |
| Storeroom 2: | 1.82m x 2.0m |
| Storeroom 3: | 1.79m x 1.82m |
| Storeroom 4: | 1.79m x 1.82m |
| Office: | 3.99m x 4.01m |

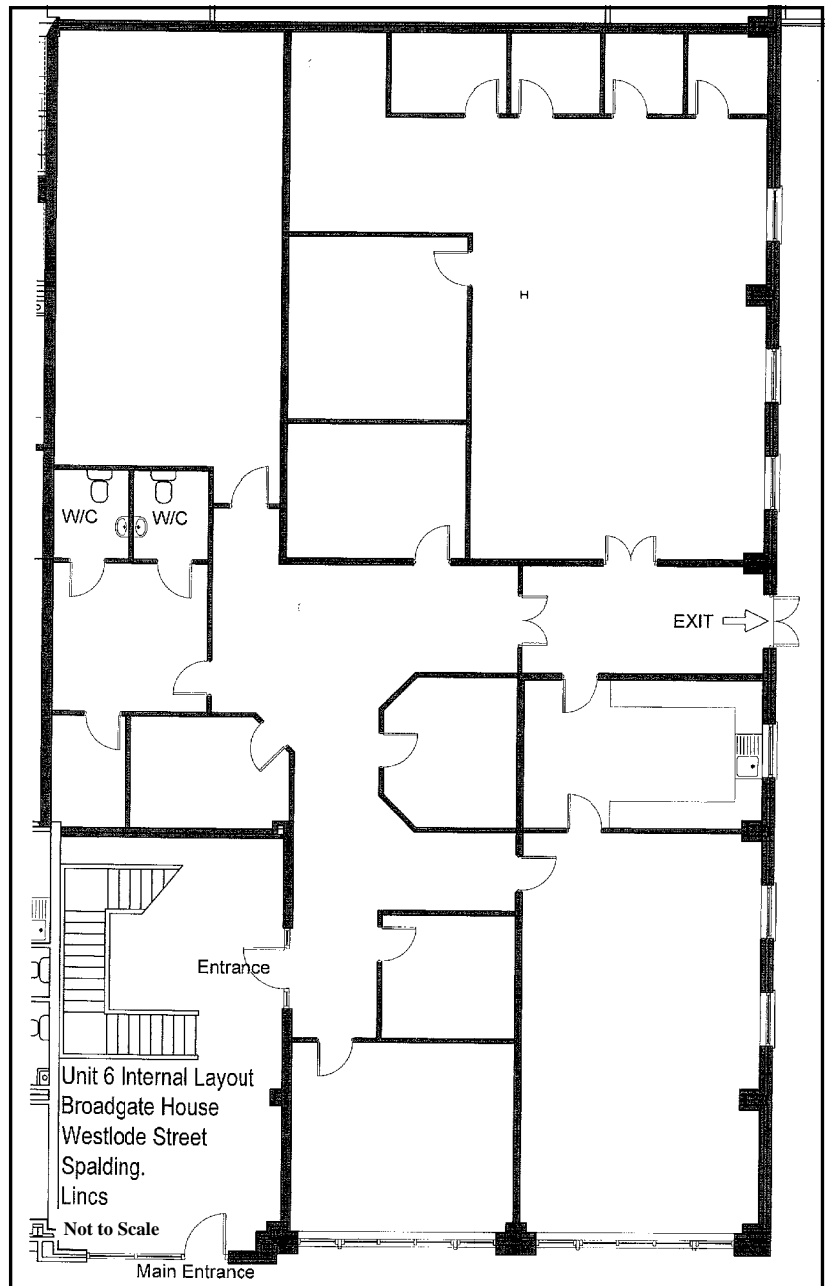
RECEPTION OFFICE:
2.93m x 4.0m

WORKROOM / OFFICE:
9.68m x 4.77m plus doorway

RECORD STORE:
3.46m x 2.96m

LOBBY TO DISABLED WCs:
Wash basin and 2 WCs.

CLEANER'S STORE:
1.53m x 3.0m



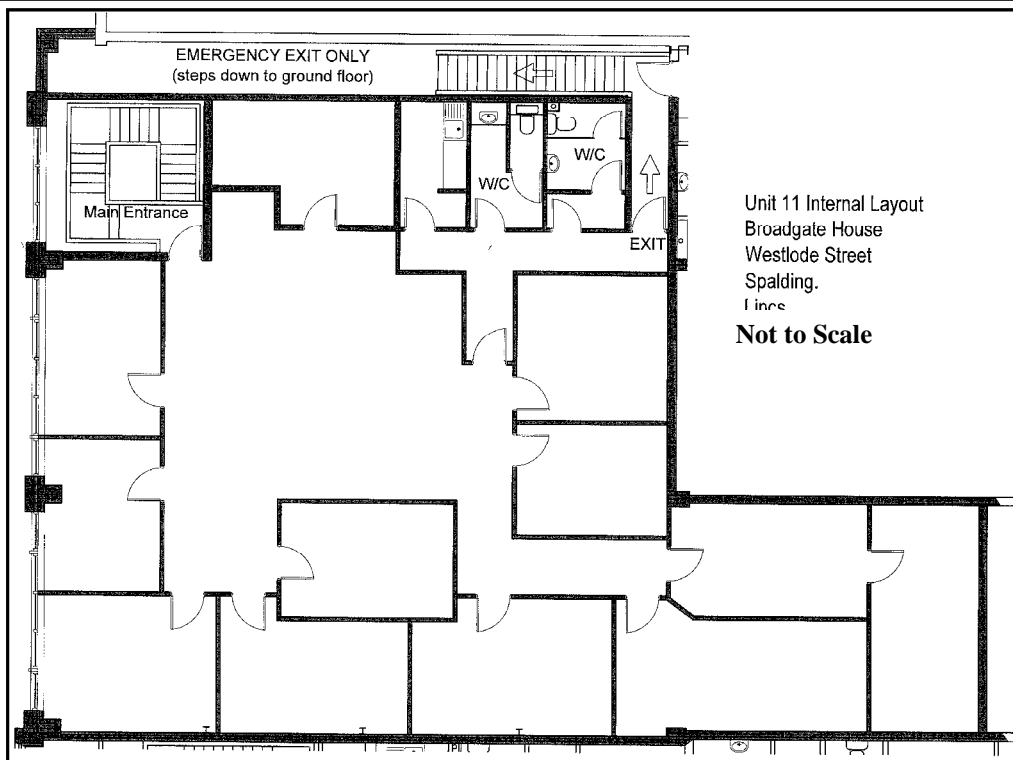
Approximate Net Internal Floor Area:
334m² (3600 sq.ft.)
Approximate Gross Internal Floor Area:
378m² (4065 sq.ft.)
(All areas quoted include the floor area taken up
by the supporting stanchion bases within the
building.)

ACCOMMODATION - UNIT 11 (First Floor)

Rent: £10,000 Per Annum Plus VAT

| | |
|---------------------------------|---|
| GROUND FLOOR ENTRANCE: | <i>3.82m x 3.94m, electric night store heater, entrance door, steel staircase with half landing to:</i> <i>First Floor</i> |
| GENERAL OFFICE 1: | <i>Maximum measurements - 8.79m x 10.25m of irregular shape, 3 electric night store heaters, 2 BAC Silhouette air conditioning units.</i> |
| OFFICE 2: | <i>4.44m x 2.85m, full length double glazed window, Stiebel Electron air conditioning unit, 1 electric night store heater.</i> |
| OFFICE 3: | <i>3.96m x 2.84m, 1 electric night store heater, 2 double glazed full length windows, Stiebel Electron air conditioning unit.</i> |
| OFFICE 4 / MEETING ROOM: | <i>5.7m x 3.52m plus 2.95m x 3.73m, 1 electric night store heater, full length double glazed window, Stiebel Electron air conditioning unit, Tadiran air conditioning unit.</i> |
| OFFICE 5: | <i>4.21m x 2.96m, Tadiran air conditioning unit, 1 electric night store heater.</i> |
| OFFICE 6: | <i>3.72m x 4.92m (maximum) Tadiran air conditioning unit.</i> |
| OFFICE 7 / SERVER ROOM: | <i>6.54m x 2.78m plus doorway, Tadiran air conditioning unit, 1 electric night store heater.</i> |
| OFFICE 8: | <i>5.25m x 2.78m, 1 electric night store heater.</i> |
| ARCHIVE STORE 1: | <i>2.75m x 5.66m, 1 electric night store heater, timber shelving, 2 fluorescent strip lights.</i> |
| OFFICE 9: | <i>3.95m x 2.96m, 1 electric night store heater, Tadiran air conditioning unit.</i> |
| OFFICE 10: | <i>3.96m x 3.36m, 1 electric night store heater,.</i> |
| LOBBY to Fire Exit: | |
| KITCHEN: | <i>3.34m x 1.47m, fitted tall cupboard, stainless steel sink unit with worktop and cupboards under, electric panel heater, extractor.</i> |
| LADIES WC: | <i>Overall 3.32m x 1.71m comprising Lobby with wash basin and 2 electric panel heaters, separate level WC with extractor.</i> |
| GENTS WC: | <i>Overall 3.31m x 2.08m, entrance / lobby, urinal, wash basin, 1 electric panel heater, extractor, half tiled walls, separate low level WC.</i> |
| ARCHIVE STORE 2: | <i>4.75m x 2.22m plus 1.03m x 2.95m, 1 electric night store heater, wooden shelving.</i> |

*Approximate Net Internal Floor Area: 263m² (2,831 sq.ft.)
(This excludes the WCs but includes the ground floor Entrance / Reception Area)*



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ACCOMMODATION - UNIT 13 (First Floor)

Rent: £9,000 Per Annum Plus VAT

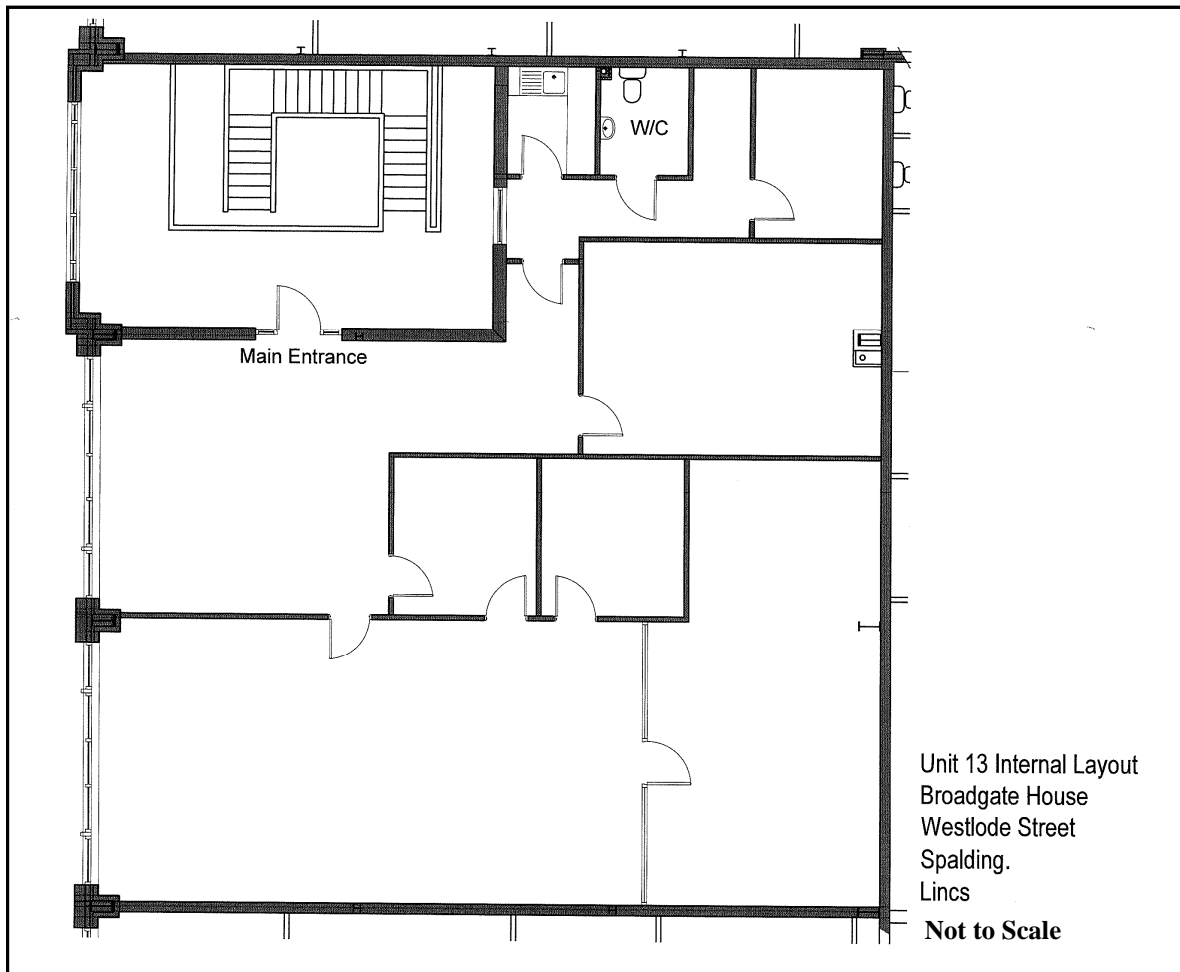
The Unit, which has access from Westlode Street car park, has a large joint Entrance Hallway on the ground floor leading to:

First Floor

| | |
|--|--|
| RECEPTION OFFICE: | 5.71m x 6.01m, full length double glazed windows, 2 electric night store heaters, Mitsubishi "Mr Slim" air conditioning unit. |
| GENERAL OFFICE 2: | 6.13m x 11.3m, full length double glazed windows, Dimplex wall heater, Fujitsu ceiling air conditioning unit, 2 electric night store heaters, floor power points and cabling, upvc double glazed partition to: |
| REAR MEETING ROOM / OFFICE 3: | 6.12m x 5.05m plus 4.19m x 3.42m, Fujitsu ceiling air conditioning unit, Dimplex wall heater, 1 electric night store heater. |
| ARCHIVE STORE/SERVER ROOM: | 3.31m x 3.01m |
| PRIVATE OFFICE 4 (Off Reception): | 2.99m x 3.32m, 1 electric night store heater. |
| OFFICE 5: | 4.48m x 6.17m, 2 electric night store heaters, Mitsubishi "Mr Slim" air conditioning unit. |
| REAR CORRIDOR / LOBBY: | Electric night store heater. |
| KITCHEN: | 1.83m x 1.81m, inset stainless steel sink unit with worktop and cupboard under, water heater below sink, wall cupboard, extractor. |
| DISABLED PERSON'S WC: | 1.86m x 1.47m, low level WC, wash basin, extractor. |
| SMALL OFFICE / STORE: | 2.88m x 3.27m, electric night store heater. |

Approximate gross internal floor area: 221m² (2378 sq.ft.)

This area includes the corridor adjacent to the Reception Office but excludes the WC and Rear Lobby



ACCOMMODATION - UNIT 16 (First Floor)

Rent: £10,000 Per Annum Plus VAT

The Unit has a large Joint Entrance Hallway on the ground floor leading to:

STAIRS AND LANDING:

LARGE GENERAL OFFICE: 12.09m (maximum width) x a maximum depth of 17.75m with the width of the General Office narrowing in degrees to the rear. These measurements also include an area of ramped access to the toilet accommodation. 2 ceiling Fujitsu air conditioning units and a wall mounted air conditioning unit at the rear. Various sunken floor power points and cabling ducts.

PRIVATE OFFICE 1: 3.5m x 2.89m
PRIVATE OFFICE 2: 3.51m x 2.88m
PRIVATE OFFICE 3: 3.49m x 2.88m
PRIVATE OFFICE 4: 3.5m x 2.88m
PRIVATE OFFICE 5: 3.5m x 2.88m
PRIVATE OFFICE 6: 3.5m x 2.92m

Each private office has a Fujitsu air conditioning unit as fitted.

STOREROOM:

Estimated 1.98m x 2.4m

KITCHEN:

5.48m x 1.98m, stainless steel sink unit with worktops and units below, Newlec water heater.

LOBBY from ramp access to DISABLED WC:

Low level WC, wash basin, extractor fan.

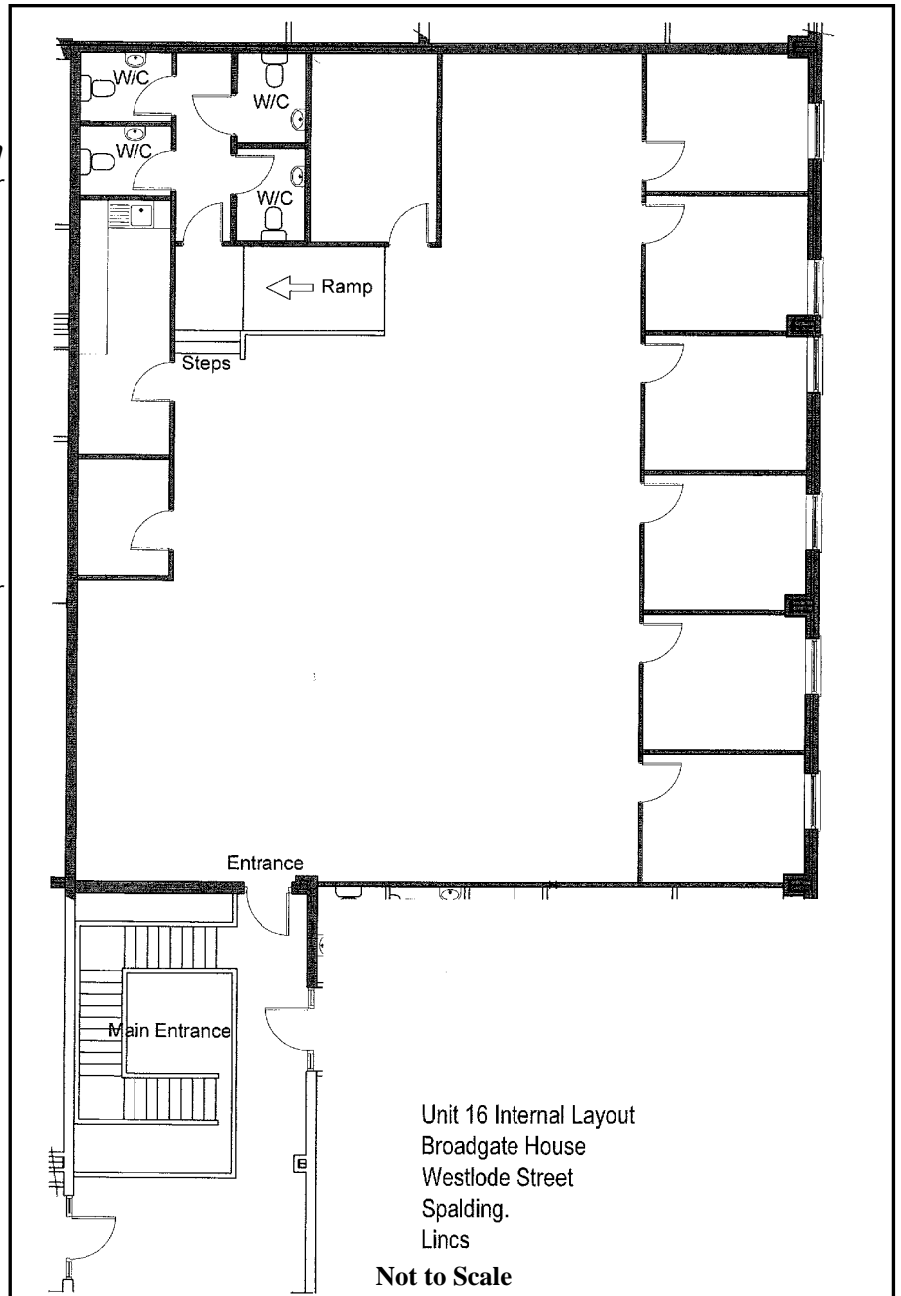
GENTS WC:

Low level WC, wash basin, extractor fan

2 LADIES WCs:

Each with low level WC, wash basin, extractor

Approximate Net Internal Floor Area:
255m² (2751 sq.ft.)
(This area excludes the toilet accommodation but includes the small ramped area which gives access to the toilet accommodation.)



LEASE TERMS

Term: *The lease term is by negotiation with 3 months rent free available for all leases over three years.
The lease will be contracted out of the Security Provisions of the Landlord & Tenant Act.*

Rents:

| | | | |
|----------|---------|---|-----------|
| UNIT 2: | £11,000 |) | |
| UNIT 3: | £10,000 |) | |
| UNIT 6: | £14,000 |) | Per Annum |
| UNIT 11: | £10,000 |) | Plus VAT |
| UNIT 13: | £ 9,000 |) | |
| UNIT 16: | £10,000 |) | |

Business Rates

& Outgoings: *The tenants will be responsible for the payment of business rates and outgoings.*

Buildings Insurance: *The tenants will reimburse to the Landlords the reasonable building insurance premium in respect of the accommodation occupied.*

Maintenance: *The tenants will be responsible for maintaining the interior parts of the property.*

Legal Costs: *Each party will be responsible for bearing their own legal costs.*

GENERAL INFORMATION

SERVICES:

We understand that mains electricity, water and drainage are connected to the office units. None of the services, heating systems or any other plant or equipment have been tested by the letting agents and lessees must rely upon their own investigations as to their condition and provision.

| | | | | |
|-------------------------|----------|---------|----------|---------|
| RATEABLE VALUES: | Unit 2: | £13,250 | Unit 3: | £14,750 |
| | Unit 6: | £23,750 | Unit 11: | £24,250 |
| | Unit 13: | £19,500 | Unit 16: | £22,500 |

The Rateable Values quoted are based on the 2010 List. We would recommend that interested parties contact the Billing Authority, South Holland District Council, to ascertain the rates payable in respect of each of the available office units.

LOCAL AUTHORITIES:

District & Planning: *South Holland District Council, Priory Road, Spalding, Lincolnshire PE11 2XE
CALL 01775 761161*

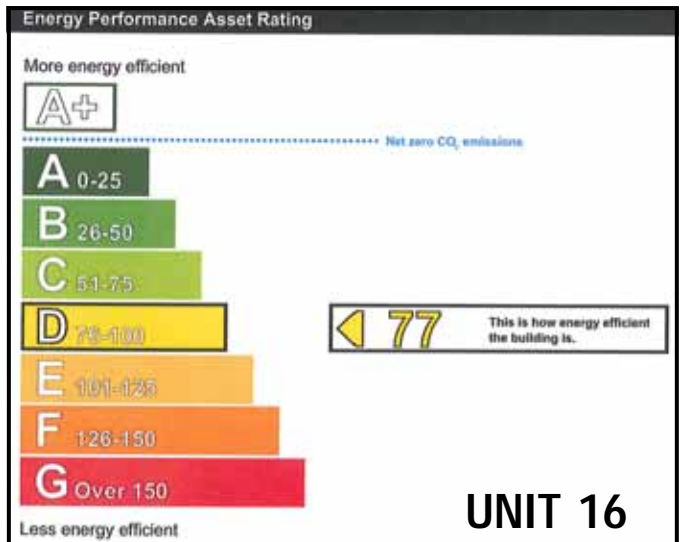
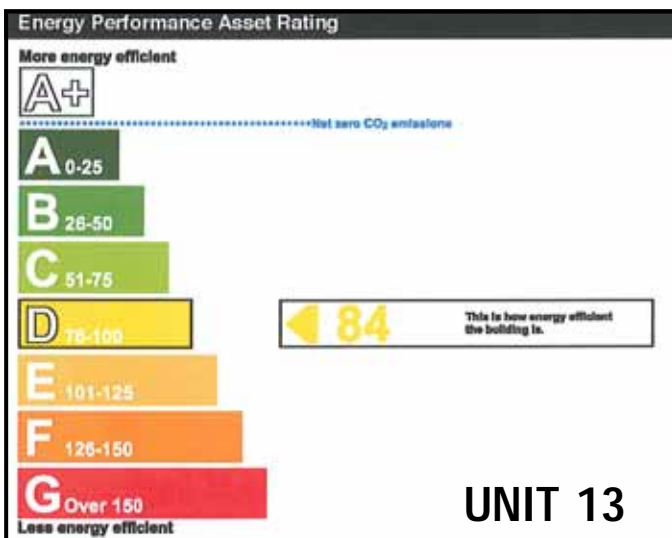
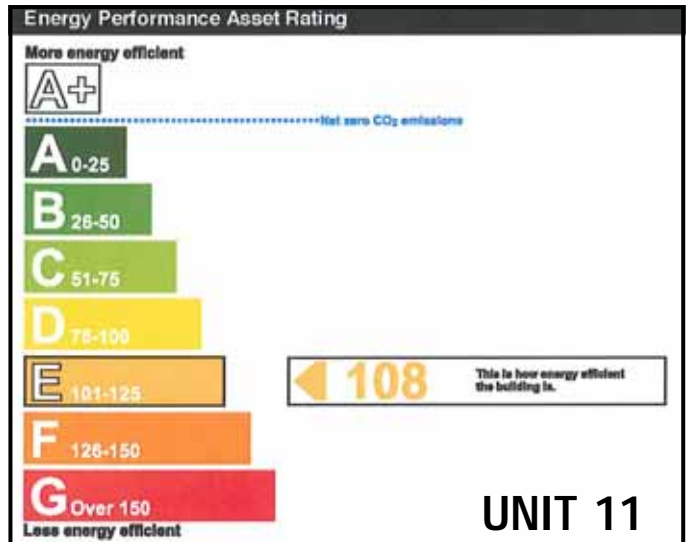
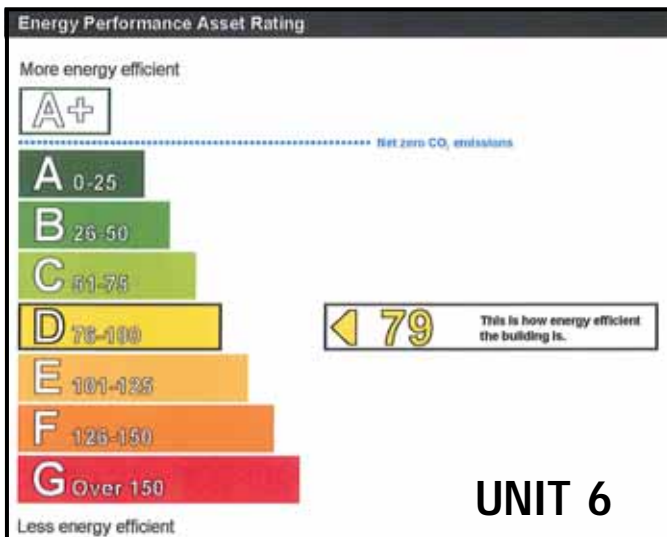
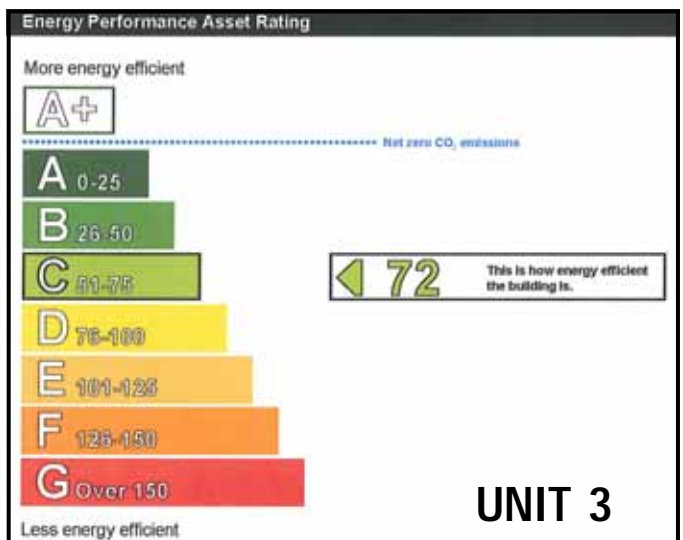
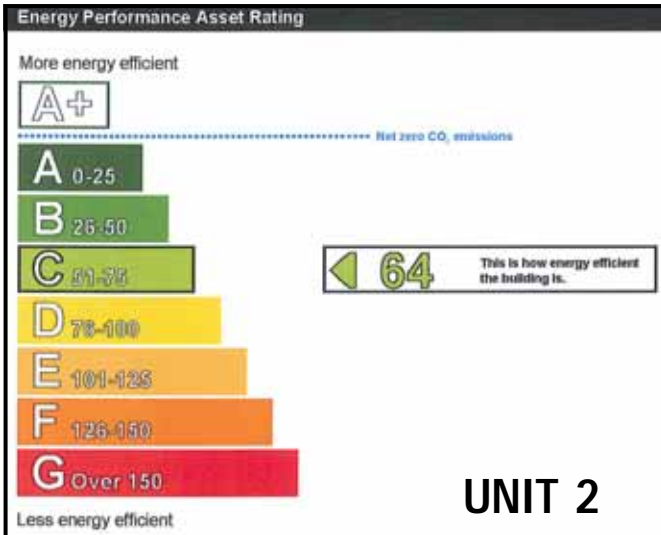
Water & Sewerage: *Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA
CALL 08457 919155*

County & Highways: *Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
CALL 01522 552222*

VIEWING: *Strictly by Appointment with R Longstaff & Co - Commercial Department
CALL 01775 765536*

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# ENERGY PERFORMANCE CERTIFICATES



EST 1770

BROADGATE HOUSE



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ENTRANCE AND INTERNAL VIEWS  
 OF UNIT 11



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*Please Note: These particulars are issued subject to the property described above not being sold, let, withdrawn, or otherwise disposed of. The particulars are believed to be correct, but their accuracy cannot be guaranteed and they do not constitute an offer nor a contract.*

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