



## **7 HEATH ROAD, SKEGNESS, PE25 3ST**

- To let on a new lease
- Prestigious modern offices/premises
- Excellent location on Skegness Business Park just off the A52
- 1030 sq.ft (96 sq.m) gross internal
- Large open plan Reception area, 4 Offices, Kitchen, 2 W.C's, 4 Car Spaces, level access, Own Wifi, Phone, Card entry systems and Alarm
- Suitable for other uses (subject to planning & consents)

**RENT: £12,000 Per Annum + Outgoings**

## **LOCATION**

Skegness is the principal Lincolnshire coastal resort with a population of around 18,000 persons increasing substantially in the summer months with the influx of holiday makers and day visitors. It is some 40 miles east and south of Lincoln and Grimsby respectively with main communication links via the A52 and A158 roads to the south and Midlands. Skegness is well served by bus and rail services and the local Primary and Grammar Schools have excellent reputations.

Heath Road lies off Wainfleet Road (A52). The property is located some 300 yards along on the left hand side to the rear of Hodgkinsons Solicitors. Close by are B&Q and the main Commercial/Retail Park serving Skegness and District.

## **ACCOMMODATION**

Located to the rear of Hodgkinsons Solicitors.

Being a section of the Ark building, approximately 39' x 26' (12m x 8m)  
1030 sq.ft (96 sq.m) Gross internal

## **RECEPTION**

19'10" x 14'4" (6.05m x 4.38m)  
283 sq.ft (26.5 sq.m)

With double entrance doors, low threshold, 4 windows, 3 radiators, suspended backlit ceiling, air conditioning unit, carpet to the desk area, laminate to the walkways.

## **OFFICE 1**

11'6" x 8'3" (3.49 x 2.5m)  
93 sq.ft (8.7sq.m)  
With radiator, 2 windows.

## **OFFICE 2**

11'5" x 8'1" (3.49m x 2.47m)  
93 sq.ft (8.6 sq.m)  
With radiator, 1 window.

## **OFFICE 3**

11'5" x 8'1" (3.49m x 2.47m)  
93 sq.ft (8.6 sq.m)  
With radiator, 1 window.

## **OFFICE 4**

13'5" x 9'4" (4.11m x 2.84m)  
125 sq.ft (11.67 sq.m)  
With radiator, 1 window.

## **KITCHEN**

12'2" x 9'8" (3.70m x 2.95m)  
118 sq.ft (11 sq.m)  
With modern kitchen units, base and wall units, 1 ¼ bowl stainless steel sink unit, space for dishwasher, wall mounted gas central heating boiler, space for fridge freezer, radiator, pvc window, pvc door to the side elevation.

## **STAFF WC**

With W.C, hand basin, widow, extractor, radiator.

## **DISABLED WC**

With W.C with handrails, hand basin, radiator, extractor, window.

## **OUTSIDE**

There are 4 designated car spaces in the south side of the car park.

## **TENURE**

To let on a new lease, negotiable term (i.e, 5 years) on full repairing and insuring terms.

## **RENT**

£12,000 per annum plus VAT and outgoings (gas, electric, water and business rates) payable monthly in advance.

## **USER**

Established use as offices but suitable for a variety of uses subject to landlords and planning consents.

## **SERVICES**

All mains services are connected (currently the services are being split or sub-metered). The agents have not inspected or tested any of the services or service installations.

## **ASSESSMENTS**

Rateable Value to be assessed by the local Authority.

## **FURNITURE**

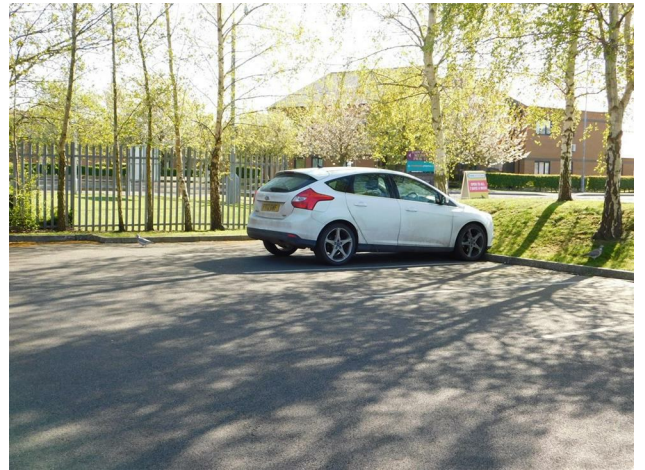
Some of the office furniture may be available by separate negotiation.

## **VAT**

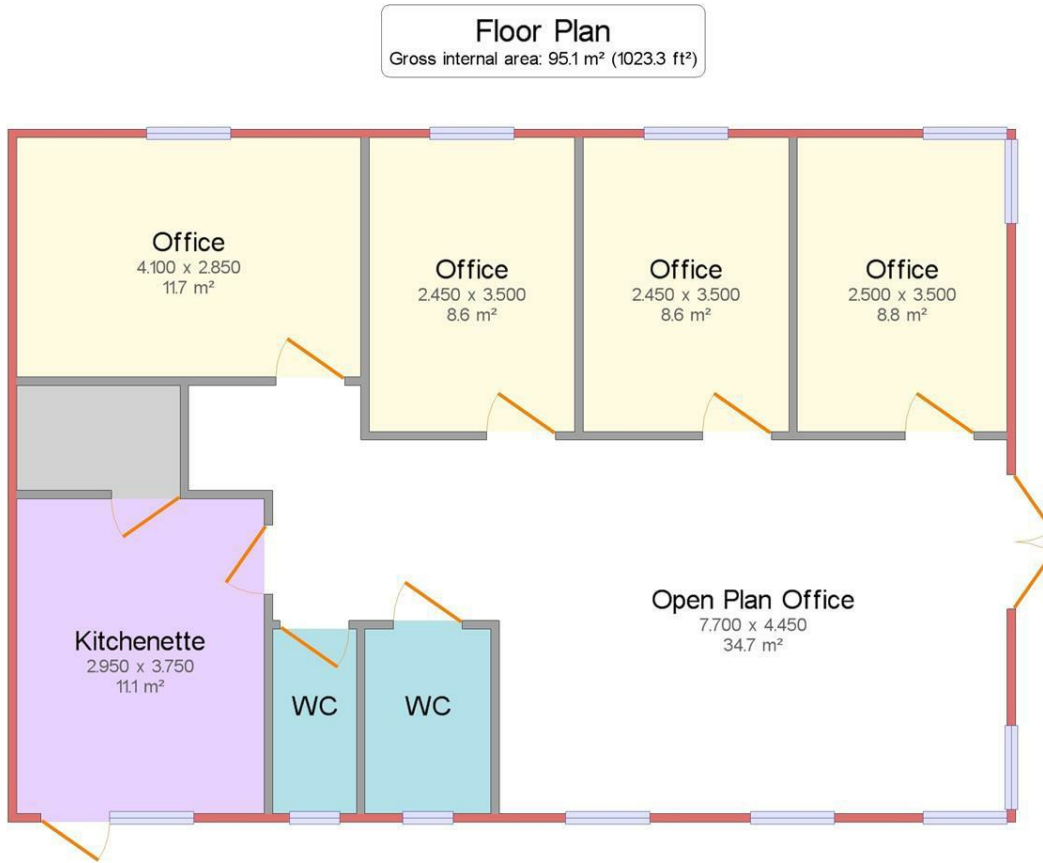
Please note, all prices quoted may be subject to VAT unless stated otherwise.

## **VIEWING**

Strictly by appointment with the sole agents TES Property, Monday to Friday during office hours.



# Floor Plan

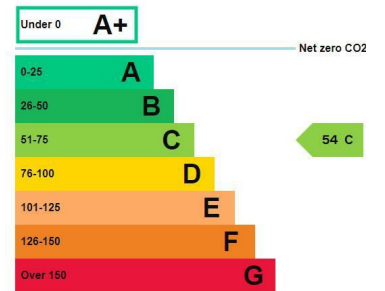


Drawings are for illustrative purposes only.  
Produced using Quick Sketch 3.17.2w

# Area Map



# Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.