



## UNIT 7, AE COOK BUSINESS PARK SKEGNESS, PE25 3SZ

### TO LET

- Light Industrial Unit, approx. 175 sq.m/1,882.4 sq.ft
- Suitable for a variety of uses, subject to appropriate consents
- New full repairing and insuring lease available
- Shared parking to frontage
- EPC Rating: TBC

**RENT: £8,000 Per Annum**

## LOCATION

Skegness is the principal Lincolnshire coastal resort with a resident population of around 20,000 persons, increasing substantially in the summer months with the influx of holiday makers and day visitors. It lies some 40 miles east and south of Lincoln and Grimsby respectively, with main communication links via the A52 and A158 roads as well as a regional rail service to Grantham and Nottingham.

The unit is located within the well-established AE Cook Business Park, offering excellent access to the A52 and local amenities.

## ACCOMMODATION

### WAREHOUSE

18.764m x 9.32m (max)

With electric roller shutter door.



### SERVICES

Mains services, including 3 phase electric, are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants/purchasers should make their own enquiries.

### KITCHEN AREA

1.806m x 2.207m

With wall and base units, plus stainless steel sink and drainer.

### TOILET

2.207m x 1.995m

With w.c and wash hand basin.

### OUTSIDE

Shared parking with Unit 6.

### SERVICES

Mains services, including 3-phase electric, are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants/purchasers should make their own enquiries.

## RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Workshop and premises

Rateable Value - £5,900

Rating Authority - East Lindsey District Council.

## REFERENCES

The usual bank, landlord and two trade references will be required.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs.

## VAT

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

## VIEWING

Strictly by appointment with the sole agents, TES Property.

## ENERGY PERFORMANCE RATING

To be confirmed.