

## **UNIT 4 AE COOK BUSINESS PARK SKEGNESS, PE25 3SZ**

### **TO LET**

- Light Industrial Unit
- Established AE Cook Business Park location
- Suitable for a variety of uses, subject to appropriate consents
- New full repairing and insuring lease available
- Available from January 2027
- Allocated parking
- EPC Rating: E

**RENT: £10,000 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 property is located on the established AE Cook Business Park, providing convenient access to Skegness town centre, the A52, and a range of neighbouring trade, industrial and commercial occupiers.

ACCOMMODATION

GROUND FLOOR

WAREHOUSE

14.87m max x 8.95m max

KITCHEN

2.09m x 2.4m

With stainless steel sink and drainer, base units and radiator.

WC

With wc and wash hand basin.

FIRST FLOOR

STORE

8.88m x 8.24m

With loading doors.

OFFICE

5.19m x 6.83m

CUPBOARD

1.70m x 1.31m

LEASE TERMS

The property is available on a new lease for a term of 20 years, incorporating a tenant's break option exercisable on 6 months' written notice at any time after the initial 30 months. Rent will be reviewed every 3 years in line with the Retail Prices Index (RPI).

SERVICES

Some mains services 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 - Warehouse and premises

Rateable Value - £10,250

Rating Authority - East Lindsey District Council.

LEGAL COSTS

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

REFERENCES

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

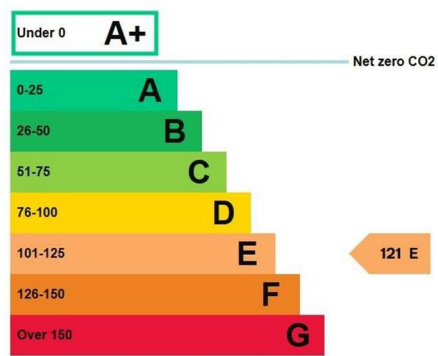
VAT

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.