



Units 1B & 1C, Spalding Road Industrial Estate, Sutterton
PE20 2ET

#1234951/2025L/2026E



BTG
Eddisons

UNITS 1B & 1C, SPALDING ROAD INDUSTRIAL ESTATE

SUTTERTON, PE20 2ET



Agreement

For Sale/To Let



Detail

Light Industrial/Storage Units



Price/Rent

Price - OIRO £100,000 for each

Rent - From £6,000 pax



Size

69.20 - 139.09 sq m
(744 - 1,496 sq ft)



Location

Sutterton, PE20 2ET



Property ID

#1234951/2025L/2026E

For Viewing & All Other Enquiries Please Contact:



ASHLEY HUMPHREY

Surveyor

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07770 481007

01522 544515

Property

The available properties are mid-terrace units, made of steel portal frame construction with brick elevations, under a pitched corrugated roof incorporating roof lights, there are painted block walls.

The units benefit from a concrete floor, overhead fluorescent lighting, up and over folding doors and separate access doors.

Accommodation

Having measured the properties in accordance with the prevailing RICS Code of Measuring Practice, we calculate that they provide the following floor areas.

| Area | m ² | ft ² |
|-------------------|----------------|-----------------|
| Unit 1B Total GIA | 69.89 | 752 |
| Unit 1C Total GIA | 69.20 | 744 |

Energy Performance Certificate

Rating: Unit 1B - D78

Unit 1C - C64

Services

We understand that mains water, electricity and drainage supplies are available and connected to the properties. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Town & Country Planning

We are advised by the Local Planning Authority that the properties have consent for uses falling within Class B1 (Light Industrial) and B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Alternative uses may be appropriate subject to receipt of necessary Planning Consent.

Rates

Charging Authority: Boston Borough Council
Description: Workshop and Premises
Rateable Value: Unit 1B - £3,850
Unit 1C - £3,850

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Agents Note

Whilst Unit 1B has recently undergone full internal redecoration, with other works planned prior to any new letting; such as the new installation of an overhead roller shutter door, viewings are to be advised.

Unit 1C is currently tenanted, and as such the photographs used for the purpose of this brochure may not be an exact reflection of what the premises looks like when the property has been vacated

Tenure

The properties are both available to purchase on a 125 year Long Leasehold Interest at a Peppercorn Rent or, alternatively, To Let by way of a new Full Repairing and Insuring Lease, for a term of years to be agreed.

Rent

£6,000 per annum exclusive for each, although rental concession may be agreeable based on taking of both premises.

For Sale

OIRO £100,000 for each, for a sale on a Long Leasehold for a term of 125 years.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

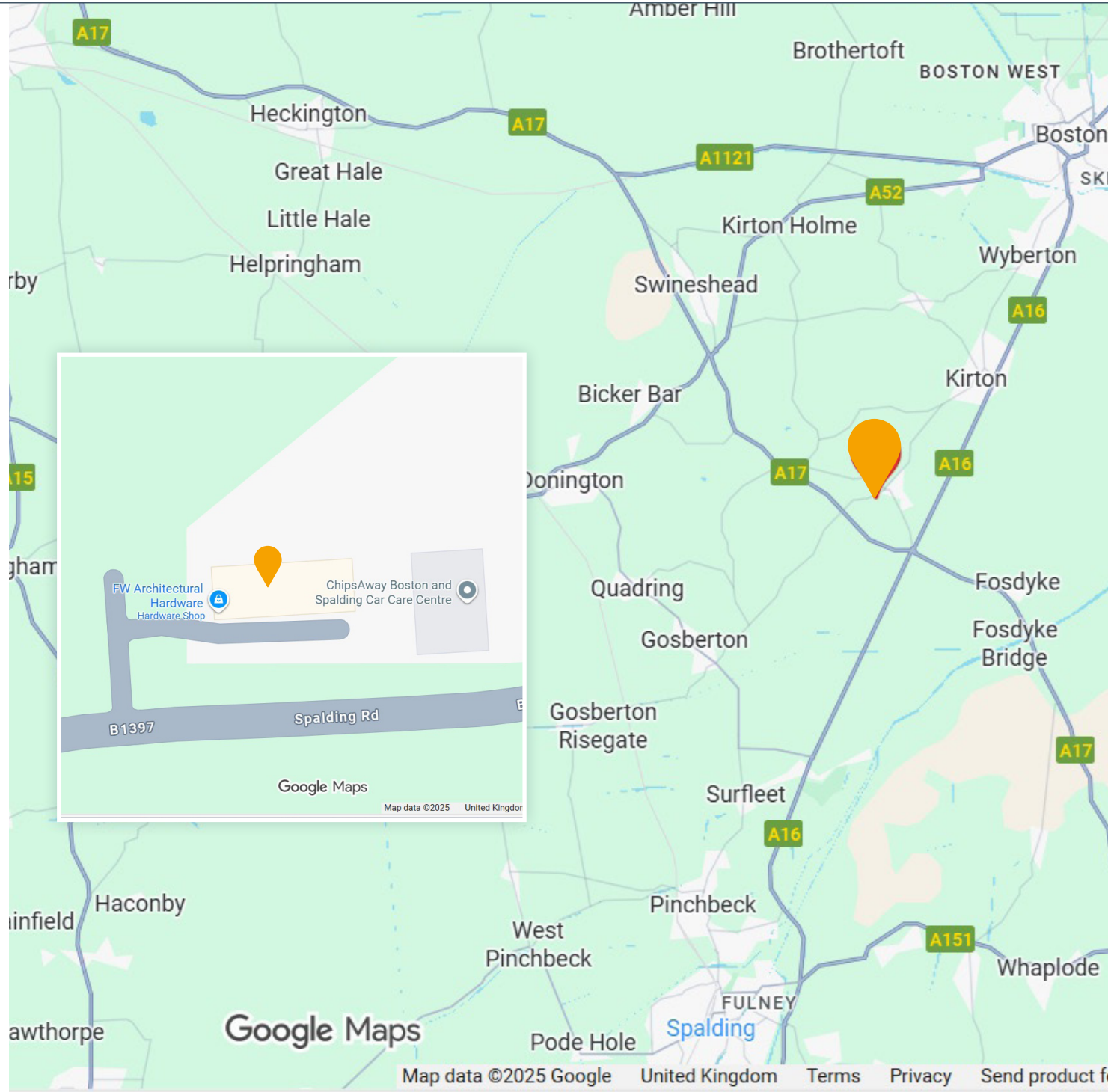
Anti-Money Laundering

Prospective purchasers/tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The estate occupies a prominent position on Spalding Road (B1397) and lies within close proximity to the centre of Sutterton. This convenient location has direct and easy access to both the A17 and A16, two key routes serving the surrounding areas.

The nearby towns of Boston and Spalding are readily accessible, with Boston located approximately 7 miles to the north and Spalding around 10 miles to the south. These well-established market towns offer a wide range of amenities and services. Therefore, the estate benefits from strong regional links and is well suited for businesses requiring efficient road connections for staff, customers and distribution.





Google Maps

