



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

#1234951/2026H

Units 1C & 1D, Spalding Road Industrial Estate

Sutterton, PE20 2ET



Agreement

For Sale (LLH) / To Let



Detail

Light Industrial/Storage
Units



Price/Rent

Price – OIRO £100,000
per unit for the 125 year
Long Leasehold

Rent – £6,000 pax per
unit



Size

69.20 to 139.06 sq m
(744 to 1,496 sq ft)



Location

Sutterton, PE20 2ET



Property ID

#1234951/2026H

For Viewing & All Other Enquiries Please Contact:



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Property

The available properties are one mid-terrace unit and one end-terrace unit 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 concrete floors, overhead fluorescent lighting, up and over folding doors and separate access doors.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Unit 1C	69.20	744
Unit 1D	69.86	752

Energy Performance Certificate

Rating: Unit 1C – C64

Unit 1D – C74

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. 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.

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).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Boston Borough Council
Description: Workshop and Premises
Rateable value: Unit 1C – £3,850
Unit 1D – £4,150

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.

Agent's Note

Both units are being marketed with tenants in situ, and as such the photographs used for the purpose of this brochure may not be an exact reflection of that the premises looks like when the property has been vacated.

Tenure

The property are both available **For Sale** 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.

Price/Rent

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

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

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

