

INDUSTRIAL UNITS BATEMANS COURT, CROFT BANK WAINFLEET, SKEGNESS, PE24 4SZ



- TO LET ON NEW LEASES
- INDUSTRIAL USES – FLEXIBLE SIZES
- JUST OFF THE A52 TO THE SOUTH OF SKEGNESS
- MODERN WITH PARKING
- CONTACT THE AGENT FOR AVAILABILITY

RENTS ON APPLICATION

TURNER
EVANS
STEVENS
LIMITED
Estate Agents
Valuers
Auctioneers
Surveyors

GRIMSBY
21 St Mary's Gate DN31 1JE
T 01472 362020 F 362040

LINCOLN
12 New land LN1 11 ID
T 01522 511665 F 511830

LOUTH
6 Cornmarket LN11 9PY
T 01507 601633 F 603917
also

1 Queen Street LN11 9AU
T 01507 602264 F 600036

MABLETHORPE
16d Victoria Road LN12 2AQ
T 01507 473476 F 479852

SKEGNESS
32 Roman Bank PE25 2SL
T 01754 766061 F 610382

SPILSBY
34 High Street PE23 5JH
T 01790 752151 F 754537

SUTTON ON SEA
2 Evergreen Walk
High Street LN12 2SW
T 01507 441166 F 443481

WOODHALL SPA
10 The Broadway LN10 6ST
T 01526 354111 F 354222

www.tes-property.co.uk

LOCATION

Bateman Court lies approx 5 miles to the south of Skegness just off the A52.

Follow the A52 south from Skegness for 5 miles, take the first right turning into Wainfleet and Batemans Court Lies on the left hand side just before the sharp left bend.

TENURE

To let on new leases, ie 3 or 5 years. Please enquire for information on current and future availability.

SERVICES

Water, drainage and electric are understood to be available. The agents have not inspected or tested any of the services or service installations.

VIEWING

By prior appointment with Turner Evans Stevens office in Skegness and accompanied by their personnel.

RENT

(see below) to be paid quarterly or monthly in advance plus outgoings and insurance etc. Internal repairs are the tenants responsibility. Ingoing rent reductions being given consideration by negotiation.

SERVICE CHARGES

01.01.19 – 31.12.19 approx £0.74p + VAT per ft² and £0.85p + VAT per ft² for 2020 to include buildings insurance, estate repairs, cleaning, maintenance and landscaping, external repair and decoration.

VAT

All rent subject to VAT

VIEWING

By prior appointment with Turner Evans Stevens office in Skegness

REFERENCES

The usual bank and two trade references are required.

LEGAL COSTS

The tenant will not be liable for the landlords costs for the preparation and execution of the Lease.

USES

Any permitted use subject to Landlords consent (if parking is required for more than 2 vehicles or the use involves contaminants, tenants must advise this at the outset).

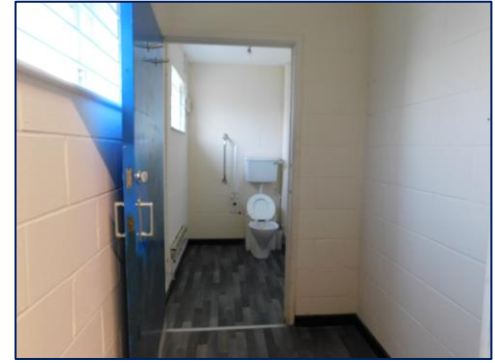
RATEABLE VALUE

Prospective tenants may wish to contact the Local Rating Authority to see if they are eligible for FULL RATE RELIEF

| <u>UNIT</u> | <u>SQ FT</u> | <u>£ RENT</u> <u>p/a + VAT</u> | <u>STATUS</u> | <u>SIZE</u> | <u>RATEABLE</u> <u>VALUE</u> | <u>2020 SERVICE</u> <u>CHARGE + VAT</u> |
|-------------|--------------|-----------------------------------|-----------------------|------------------------|---------------------------------|--|
| 1A | 1250 | £7,800 | Available – New Lease | D – 12.6m W – 9.2 m | £4,900 | £1062.50 |
| 1B | 750 | £4,680 | Available – New Lease | D – 9.2m W – 7.6m | £3,300 | £637.50 |
| 1C | 1250 | £7,800 | Available – New Lease | D – 9.2m W – 12.6m | £4,900 | £1062.50 |
| 2A | 750 | | LET | D – W - | £3,200 | £637.50 |
| 2B | 500 | £3,120 | Available – New Lease | D – 9m W – 5m | £2,300 | £425.00 |
| 2C | 500 | | LET | D – W - | £2,300 | £425.00 |

All units include an internal Store/W.C, radiator, door to the rear.

Unit 1A



UNIT 1B



UNIT 2B

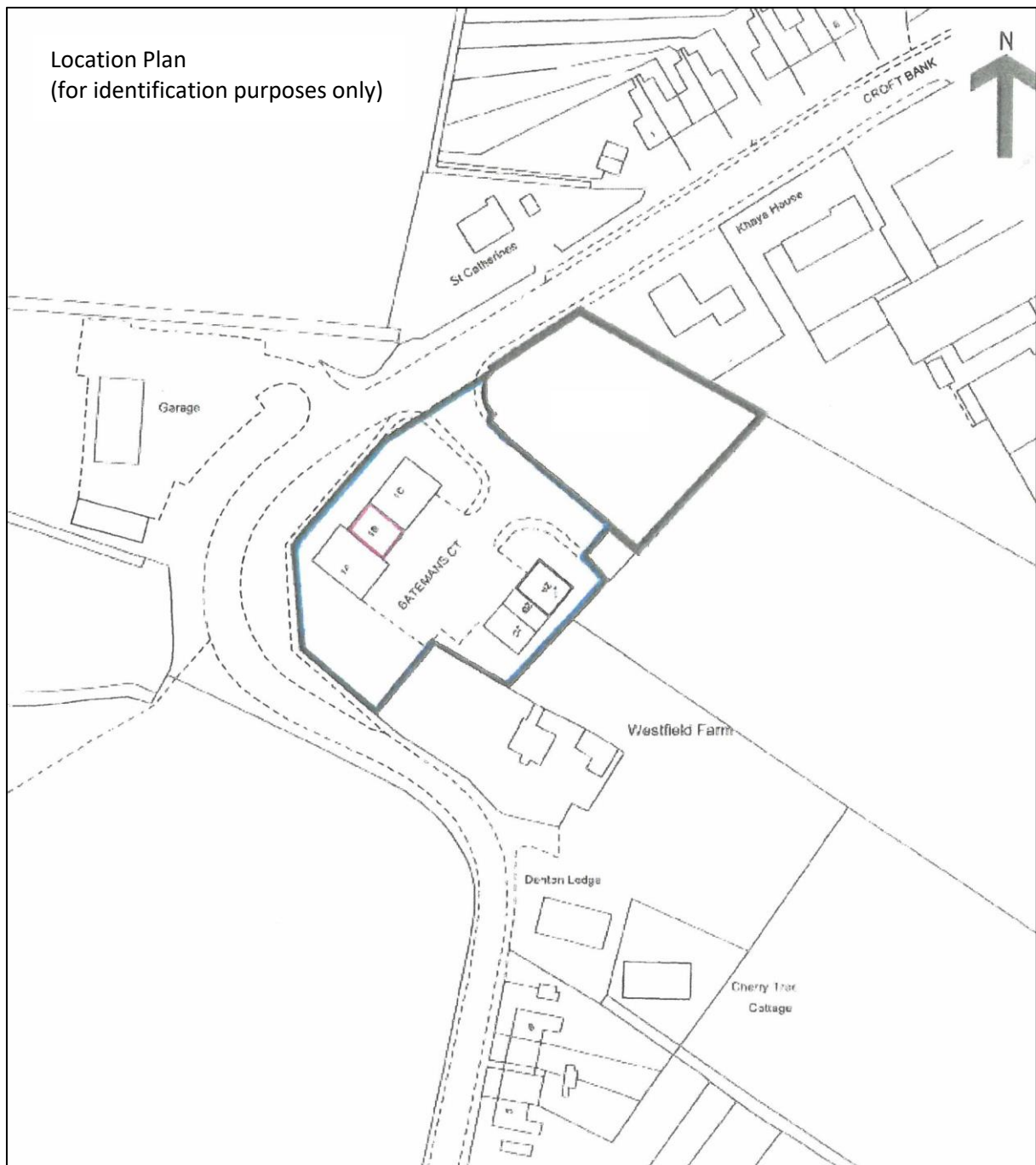


Unit 1A

| Energy Performance Certificate | | HM Government |
|--|---|--|
| Non-Domestic Building | | |
| 1a Batemans Court Croft SKEGNESS PE24 4SZ | Certificate Reference Number: 0310-0031-0559-9521-7002 | |
| <p>This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document <i>Energy Performance Certificates for the construction, sale and let of non-dwellings</i> available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.</p> | | |
| Energy Performance Asset Rating | | |
| <p>More energy efficient</p> <p>A+</p> <p>..... Net zero CO₂ emissions</p> <p>A 0-25</p> <p>B 26-50</p> <p>C 51-75</p> <p>D 76-100</p> <p>E 101-125</p> <p>F 126-150</p> <p>G Over 150</p> <p>Less energy efficient</p> | | |
| <p>98 This is how energy efficient the building is.</p> | | |
| Technical Information | | Benchmarks |
| Main heating fuel: | Grid Supplied Electricity | Buildings similar to this one could have ratings as follows: 28 If newly built 82 If typical of the existing stock |
| Building environment: | Heating and Natural Ventilation | |
| Total useful floor area (m ²): | 116 | |
| Assessment Level: | 3 | |
| Building emission rate (kgCO ₂ /m ² per year): | 34.91 | |
| Primary energy use (kWh/m ² per year): | 206.47 | |

Unit 1C

| Energy Performance Certificate | | HM Government |
|--|---|--|
| Non-Domestic Building | | |
| 1c, Batemans Court Croft SKEGNESS PE24 4SZ | Certificate Reference Number: 0896-2016-0430-3500-4103 | |
| <p>This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document <i>Energy Performance Certificates for the construction, sale and let of non-dwellings</i> available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.</p> | | |
| Energy Performance Asset Rating | | |
| <p>More energy efficient</p> <p>A+</p> <p>..... Net zero CO₂ emissions</p> <p>A 0-25</p> <p>B 26-50</p> <p>C 51-75</p> <p>D 76-100</p> <p>E 101-125</p> <p>F 126-150</p> <p>G Over 150</p> <p>Less energy efficient</p> | | |
| <p>86 This is how energy efficient the building is.</p> | | |
| Technical Information | | Benchmarks |
| Main heating fuel: | Grid Supplied Electricity | Buildings similar to this one could have ratings as follows: 24 If newly built 71 If typical of the existing stock |
| Building environment: | Heating and Natural Ventilation | |
| Total useful floor area (m ²): | 116 | |
| Assessment Level: | 3 | |
| Building emission rate (kgCO ₂ /m ² per year): | 27.39 | |
| Primary energy use (kWh/m ² per year): | 162.02 | |



MEASUREMENTS are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.

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