



# Industrial/Warehouse buildings To Let/May Sell - Preliminary Details

**Benner Road, Pinchbech, Spalding  
PE11 3TZ**

**Several industrial buildings on a popular estate**



### DESCRIPTION

The properties comprise several detached warehouses on the established Pinchbeck industrial estate. The properties have excellent prominence/frontage and can be accessed to the rear from Benner Road and from the front via a shared access side-road off Benner Road/Enterprise Way. There is a large yard area to the rear of the properties. The site and premises can be made self-contained/secure via perimeter fencing.

### ACCOMMODATION

Warehouse	Sq m	Sq ft	
Unit 1	796.39	8,752	<b>May Sell</b>
Unit 2	441.91	4,757	<b>To Let</b>
Unit 3	328	3,537	<b>To Let</b>
<b>Total Area (GIA):</b>	<b>1,566.3</b>	<b>17,046</b>	
<b>Total Site Area:</b>	<b>1.537 acres/0.62 hectares</b>		
<b>Two Temporary marquees</b>	<b>24,000 sq ft</b>		

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**TERMS**

- The properties are available on new FRI leases for terms to be agreed. Alternatively the freehold may be available to purchase.

**FURTHER INFORMATION/VIEWING**

- Strictly by appointment by the sole agents:

**BNP Paribas Real Estate**  
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**RENT**

Buildings to let upon application.

Site and buildings - may sell 8,752 sq ft on 1.537 acres.

**LOCATION**

The premises are located off Benner Road on the highly popular and established industrial estate to the north of Spalding. Spalding is located in the South Holland district of Lincolnshire and is approximately 14 miles south of Boston, 15 miles north east of Peterborough and 25 miles west of Kings Lynn.

**SUBJECT TO CONTRACT**