

S O U T H



H O L L A N D

DISTRICT COUNCIL

Industrial Mini-Factory Units

Information Pack

Index

Map showing industrial unit sites	Page 3
Background	Page 4
Rent and Rates	Page 5
Unit Specification and Facilities	Page 6
Tenancy Agreement	Page 8

Background

These mini-factory units have been designed principally for new firms requiring small workshops, however, established firms will also be considered.

The sites shown on the map are:

Site 1 Benner Road, Spalding

Site 2 Broadway, Crowland

Site 3 Fleet Road, Holbeach

Site 4 Railway Lane, Sutton Bridge

Each unit has a floor space of approximately 600sq ft (60m²) approximately.

All sites have planning permission for light industrial use only with the exception of Benner Road which has permission for general industrial use.

Rent and Rates

The tenancy of a unit is renewable every three years and the rent stays fixed for that period.

The business rates for each unit are fixed as at 1 April each year and, therefore, will vary accordingly. For further details, please contact the rating officer, finance department.

The current rents are as follows:

Site	Industrial Site	Rent £ (Pa) *	Rates £ (Approx)
1	Benner Road, Spalding	3100	1042
2	Broadway, Crowland	3450	1012
3	Fleet Road, Holbeach	2600	1006
4	Railway Lane, Sutton Bridge	2500	708

* Rent as at financial year 2009/2010

Unit Specification and Facilities

Floor Area:	600sq ft (60m ²) approximately reinforced concrete
Construction:	Steel frame, brick cladding, insulated roofs
Doors:	Overhead openings 2.6m high x 2.5 wide
Internal Height:	2.8mm – 5m maximum
Toilets:	One w.c. and one hand basin per unit (If better access to the WC were required for a tenant with a disability the council would consider making reasonable alterations to the WC)
Lighting:	Fluorescent tubes
Mains Service:	Electricity – 3 phase available, water, main sewage and telephone available to all units. Gas available at Spalding, Holbeach and Sutton Bridge units. The provision of heating and connection and payment of all services is the tenant's responsibility.
Advertising:	An illuminated signboard is erected at the entrance to the site free of charge, which will bear the number of the unit and the name of the firm trading there.
Car Parking:	Communal car parking is provided for tenants: a maximum of two small vehicles per unit.
Refuse:	Trade refuse sacks can be purchased from the Council's Environmental Services Department at a reasonable cost.

Telephone enquiries can be made direct to the Public Buildings Surveyor at the Council Offices on 01775 761161.

Application Form

Completion of this form does not guarantee an industrial unit being available for immediate rental.

Viewing

It is possible for any prospective tenant to view unit(s) prior to the agreement being signed. If you wish to view units at any of the four sites, please call the above number to arrange an appointment.

References

All tenancies are subject to the receipt of three satisfactory references, two of which should be of a financial nature and another of a trade or business nature. The names and addresses of referees must be given on the application form.

Incentive Scheme

South Holland District Council runs an incentive scheme which offers business breaks to newly established firms. This scheme means that applicants may be liable for only half rent for the first six months of the tenancy. This is granted at the discretion of the Public Building Surveyor. Incentives will only be given in a poor property market. In a more buoyant market, a rent-free period will only be granted for "fitting-out" purposes or if the property has been left in a poor condition by a previous tenant. If a rent incentive is granted, the tenant will not be able to vacate within the first twelve months.

Tenancy Agreement

The tenancy agreement is set up for a three year term. The tenant may terminate the agreement at any time by giving two months written notice to quit.

No legal fees are required in the preparation of the agreement, but the tenant will be required to pay one month's rent in advance prior to the keys being handed over.

The rent and rates for each unit are payable one month in advance by Direct Debit.

No structural or internal alterations may be undertaken by tenants without prior written application to the Council. The units will have to be returned to their original specification upon termination of tenancy.

How to Apply

If you wish to apply for the tenancy of one of the units, you should complete an application form and return it to:

Mike Chapman
Public Buildings Surveyor
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

May 2009