

**Lot 12, Tate Business Park, Spalding,
Lincolnshire PE11 3LX**

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Substantial Freehold Business Park

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Property Information

Substantial Freehold Business Park

- Substantial multi-let Business Park
- Comprises a series of Warehouse, Storage and Office Buildings
- Total Floor Area of approx. 7,255 sq m (78,091 sq ft)
- Site Area of 4.15 Ha (10.3 Acres)
- Immediate asset management opportunities
- Major land holding suitable for future development potential (subject to consents)
-

Lot

12

Auction

17th September 2026

Rent

£250,385 per Annum Exclusive
(4)

Sector

Office, Business Park,
Warehouse

Status

Available

Auction Venue

Live Streamed Auction

On Behalf of Receivers

Location

Miles

18 miles north of Peterborough, 14 miles south of Boston, 34 miles east of Stamford, 53 miles north of Cambridge

Roads

A16, A151, A17

Rail

Spalding Railway Station

Air

East Midlands Airport, London Stansted Airport

Situation

Spalding is an established Lincolnshire market town benefiting from good road communications, with the A16 and A151 readily accessible. The property is prominently situated within Tate Business Park on the north side of Pode Hole off Dozens Bank (A151), within a well established commercial and industrial location, approximately 1.5 miles north of the town centre. Nearby occupiers include a range of local distribution, manufacturing and trade counter businesses.

Tenure

Freehold. The sale also includes the Leasehold Title LL427650.

EPC

Band B and C.

Description

The property comprises a substantial Business Park with a site area of 4.15 Ha (10.30 Acres) upon which sit an office building, a series of warehouse units and industrial cold storage buildings extending to a total approximate floor area of 7,255 sq m (78,091 sq ft).

The site may also be suitable for future development with a variety of alternative uses, subject to obtaining the necessary consents.

VAT

VAT is applicable to this lot.

Note

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Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Unit 1	Ground/First	Workshop/Office	762.00	(8,202)	HILLS RETAIL STORES LIMITED (t/a Elderkin Autos)	3 years from 17/01/2024 (1)	£24,000
Office 1 (Unit 2A, Unit 3)	Ground/First	Workshop/Office	1,117.00	(12,023)	M. PARKER & SONS LIMITED (4) (5)	10 years from 17/05/2019	£37,500
Unit 2B	Ground/First	Workshop/Office	196.00	(2,109)	VACANT		
Unit 4, Office 2	Ground/First	Warehouse/Ancillary	1,240.00	(13,347)	FRECKLEFACE HOME FRAGRANCE LTD	10 years from 01/03/2022 (2)	£60,000
Unit 5	Ground/First	Workshop/Office	864.00	(9,300)	MRN SPALDING LTD	3 years from 01/06/2021 (Holding Over)	£23,885
Unit 6	Ground/First	Workshop/Office	819.00	(8,816)	RAFA & CO LIMITED (CRN: 07645435)	1 year from 01/04/2026 (3)	£25,000
Cold Store 1 Cold Store 2	Ground/First	Food Storage	1,862.00	(20,042)	WILLOW TREE POTATOES LIMITED	6 years from 01/10/2025	£80,000
Garage	Ground	Ancillary	395.00	(4,252)	M.PARKER & SONS LIMITED (4)	-	-
Total			7,255.00	(78,091)			£250,385

N.B. The floor areas stated above are those provided by M. Parker and Sons.

(1) The lease provides for a mutual option to determine subject to 6 months' written notice.

(2) The lease provides for a mutual option to determine on 01/03/2029 subject to 6 months' written notice.

(3) There is a mutual option to determine the lease at any time subject to 20 working days written notice.

(4) M. Parker and Sons Limited is in receivership.

(5) Part Ground Floor Office 1 and Unit 3 together with parking has been sublet by The Trustees of the M Parker No 1 Pension Scheme to L&G Haulage Ltd for a term of 5 years from 01/01/2026 at a rent of £49,400.04 per annum. Unit 2A has been sublet on a 1 year licence to Luke Aron Garage Services at an income of £12,000 per annum, the licence provides for a mutual option to determine upon serving 60 working days notice.

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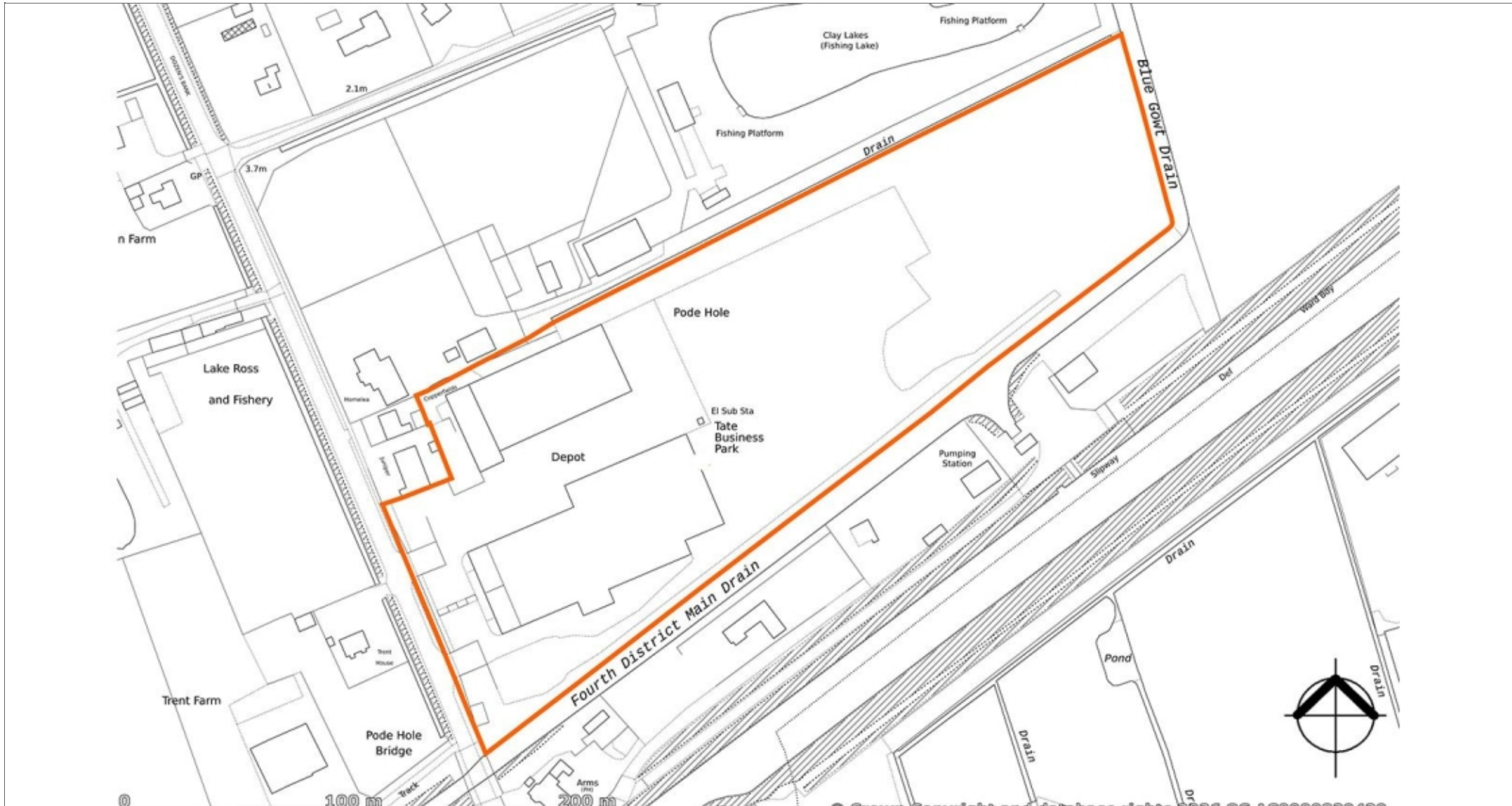
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2024