

LIGHT INDUSTRIAL UNIT

On the instructions of Grantham Investments Limited



Unit 33, London Road Industrial Estate, Grantham, Lincs NG31 6HP

- Warehousing and Offices – suit light industrial use or trade counter
- 2,416ft² (224.43m²)
- Ample parking and loading area
- 3-phase electricity and gas central heating
- Good edge of town location on an established industrial estate
- **Rent - £11,500 pax**

Location

London Road Industrial Estate is situated on the south western edge of Grantham town centre and is fronted by a number of large national companies including B&Q, Laura Ashley and Carpet Right.

Grantham has a population of approximately 44,580 (ONS 2016) and provides an excellent location with easy access to the A1 Trunk Road and main line train services with a journey time to London King Cross of approx 65 minutes.

Description

Unit 33 London Road Industrial Estate is of brick and block construction with a pitched tiled roof. A large tarmac yard to the front of the unit is security fenced and provides ample common area for parking and loading. The unit is ideally suited for a variety of light industrial or trade counter uses.

Accommodation

Ground Floor

Warehouse – 1,115ft² (103.61m²)

Store – 239ft² (22.20m²)

Office – 408ft² (37.93m²)

First Floor

Office/Store – 653ft² (60.69m²)

- Manual roller shutter door
- Gas central heating and fluorescent lighting
- Single WC with wash hand basin
- Burglar alarm
- Kitchenette

Services

We understand that mains electricity (3-phase), gas, water and drainage are all connected to the property,

interested parties should contact the relevant service companies to confirm this.

Business Rates

Rateable Value is £8,700, with rates payable of approximately £4,289 for the year from 1 April 2018. Small business rates relief may be available for this property, which could reduce the rates payable by 100% – please enquire directly with South Kesteven District Council, telephone 01476 406080.

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be negotiated at a commencing rent of £11,500 per annum exclusive.

The rent is payable quarterly in advance by Direct Debit. Tenants will be required to pay a deposit equivalent to 3 months' rent prior to the commencement of the lease.

EPC

The property has an Energy Performance Certificate rating of 73 (B and C). Copies of the certificate and recommendation report are available upon request.

VAT

The rent payable is subject to VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in setting up the lease.

Viewing

By prior arrangement with Grantham Estates.

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