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SMALL WORKSHOP UNIT TO LET



Unit 5, Woodland Drive, Alma Park, Grantham. NG31 9SR

- **Approx. 901 ft² (83.7 m²) incorporating small workshop office & WC.**
- **Established industrial estate location.**
- **Potential for 'Rates Free' occupation (subject to status).**
- **Approx. 1 ¾ miles to town centre amenities, train station (London 1 hr 10 mins) and A1/A52 trunk road. Easy access to A607 (2 miles)**



01636 610906



www.woodmoore.co.uk

details

DESCRIPTION & LOCATION

Alma Park is a popular and established trading estate and is located within a short distance of the town centre with excellent links to A1, A52 & A607.

The premises comprise a small warehouse /workshop unit. Parking is available adjacent to the unit.

ACCOMMODATION

The accommodation consists briefly of the following:-

Accommodation	ft ²	m ²
Workshop with roller shutter door & incorporating WC & small office area	901	83.7
TOTAL (Gross Internal Area)	901	83.7

(All areas quoted are for guidance only)

EXTERNALLY

There is designated parking allocated immediately adjacent the unit.

SERVICES

Mains electricity, water & drainage are connected to the premises. Prospective occupiers are advised to make their own enquiries to the relevant utility companies as to the suitability or capacity of these services.

RATEABLE VALUE

The premises have a Rateable Value of £4,650. Occupiers may be eligible for 100% small business rates relief. For enquiries regarding rates payable, please contact SKDC - Tel: 01476 406080

TENURE & RENT

The unit is available To Let on a new Full Repairing & Insuring lease for a term to be negotiated at an initial rent of £5,250 p.a.

ENERGY PERFORMANCE

The premises have an EPC rating of E (106). A copy of the certificate is available on request.

VAT

VAT is not payable in respect of this property.

COSTS

Each party to responsible for their own legal & professional costs incurred in creating the lease.

FURTHER DETAILS

For further information relating to this property or to arrange a viewing contact:-

Julia Norsworthy
Wood Moore & Co
Navigation House
48 Millgate
Newark NG24 4TS

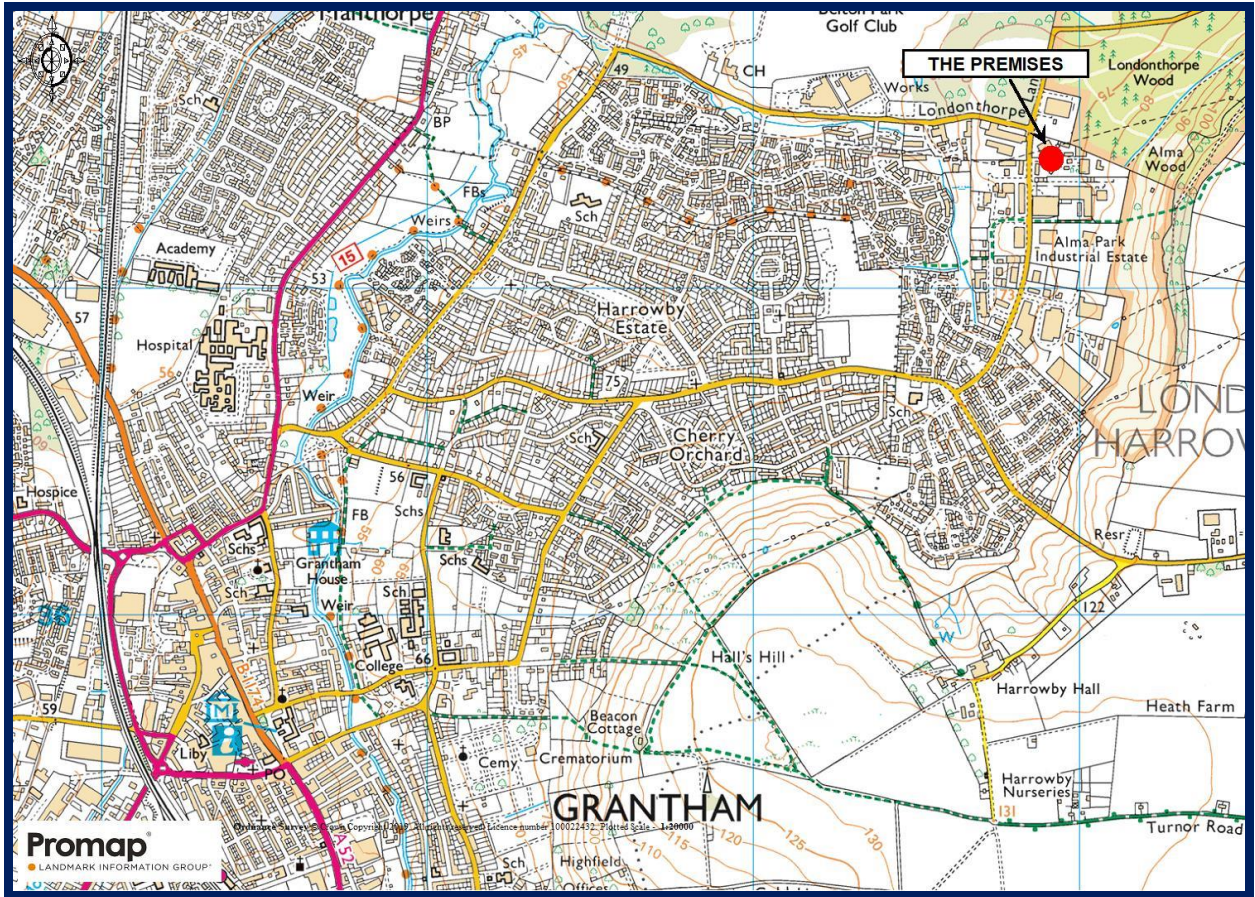
Tel: 01636 610 906
Mob: 07887 787776
Email: julia@woodmoore.co.uk



General internal view of unit

REF: CS1635 (Published 02.05.19)

WOODLAND DRIVE, ALMA PARK, GRANTHAM NG31 9SR



(Not to scale - For identification purposes only)

