

## PROMINENT WAREHOUSE TO LET



**A1, Colsterworth, Grantham NG33 5JJ**

- Approx. 6,040 ft<sup>2</sup> (561.2 m<sup>2</sup>) storage unit with 2 roller shutter doors
- Adjacent A1 trunk road providing excellent access throughout the country. Grantham 8 miles, Peterborough 25 miles & Leicester 30 miles.
- Secure site with automated gate access and CCTV
- Available on competitive 'rates-inclusive' rent for an initial term of up to 3 years.



**01636 610906**



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details

## DESCRIPTION & LOCATION

Situated within a long established self-storage compound, immediately next to the A1 trunk road the premises comprise a detached portal framed warehouse offering open plan accommodation

The premises are situated immediately adjacent the A1 just off the Colsterworth A151/B767 junction.

## ACCOMMODATION

The accommodation consists briefly of the following:-

Accommodation	ft <sup>2</sup>	m <sup>2</sup>
<b>Main Workshop</b> Portal framed construction with 2 full height electrically operated roller shutter doors (13'7"/4.1m wide x 17'5.18m high) and a minimum eaves height of 14'2"/4.3m	6,040	561.2
<b>TOTAL (Gross Internal Area)</b>	<b>6,040</b>	<b>561.2</b>

(All areas quoted are for guidance only)

## EXTERNALLY

Externally – The premises are set within an established secure container storage yard. Access is via an automated security gate.

## SERVICES

Mains 3 phase electricity & water are connected to the premises. The premises do not offer any welfare or office accommodation. Prospective occupiers are advised to make their own enquiries to the relevant utility companies as to the suitability or capacity of these services. The occupier will be responsible for the provision and cost of utilities.

## RATEABLE VALUE

The premises are assessed as part of the larger container storage site and are offered on an 'inclusive of rates' basis.

## VAT

All figures quoted are exclusive of VAT which is payable at the prevailing rate.

## TENURE & RENT

The unit is available To Let at £15,000 inclusive of business rates. A new tenancy for a term of up to 3 years is available. A rent deposit equivalent to 3 months rent will be required.

## ENERGY PERFORMANCE

The property has no heating or cooling installations and is therefore EPC exempt.

## COSTS

Each party to responsible for their own legal & professional costs incurred in creating the tenancy although it is anticipated that the Landlord will use their own short form in-house tenancy agreement.

## FURTHER DETAILS

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

Garry Wood MRICS  
Wood Moore & Co  
Navigation House  
48 Millgate  
Newark NG24 4TS

Tel: 01636 610 906

Email: [garry@woodmoore.co.uk](mailto:garry@woodmoore.co.uk)

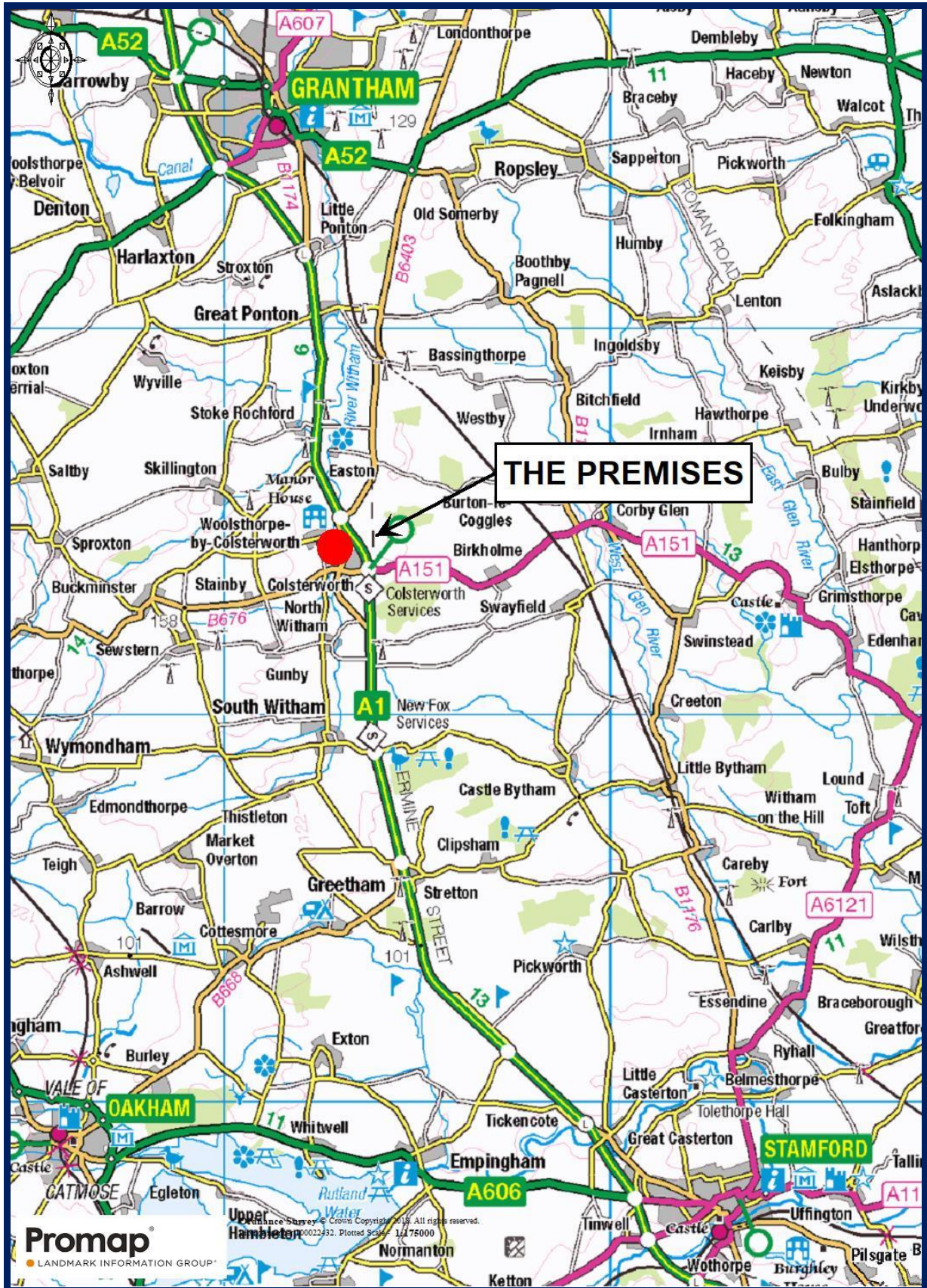


General view of internal accommodation

REF: CS1589 (Dated 11/06/18)



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(Not to scale - For identification purposes only)