

TO LET

Premises

Warren Way
Alma Park
Grantham
Lincolnshire
NG31 9SE

*On the instructions of
Chandlers Oil & GasLtd*

New Lease available

Rent £20,000 pax



- Modern Showroom/Office Premises
- Approx 2,365 sq ft (220 sq m) gia
- Prominent display frontage, office area and stores
- Air conditioning, under floor heating
- Well established business estate location



View to the rear



View to the front

Warren Way, Grantham, Lincolnshire NG31 9SE

01476 592960

Location

Currently occupied by AGA these premises are located in the well established business estate of Alma Park to the east of Grantham. Warren Way leads directly off the main Alma Park Road.

Grantham is the largest town in South West Lincolnshire and has a population of approximately 34,000 people (Census 2001). The town has excellent road and rail links and is situated on the A1 trunk road, the main A52 east-west route and is convenient for the A15 Peterborough to Lincoln and A46 Newark to Leicester roads. London's Kings Cross is approx 65 minutes away on the main East Coast railway line.

Description

The property is a raised single storey steel framed building of brick and block construction with insulated profile cladding to elevations and roof.

The return frontage with full height display windows provides a prominent showroom setting.

Accommodation

Property overall has a depth of 67'7 and an internal width of 35' (2,365 sq ft)

Predominantly open plan the accommodation is modern and finished to a high specification. The layout could be adapted to suit a variety of uses including studio, showroom or offices (subject to planning). The current use is as follows:

Central steps lead to double entrance doors set centrally in the display windows.

Showroom – tile and laminate flooring
Various shop fittings and shelving units
Air conditioning and under floor heating
plaster ceiling with inset spot lights

Office area – to the rear of the showroom with floor to ceiling storage cupboards

Store room – 16'8 x 16'8
with pedestrian & manual roller shutter door access (6'4 w & 6'10 h)
kitchenette and staff wc

Parking for 8/9 cars is available to the front of the property.

Further parking may be available by separate negotiation with landlord

Services

We understand that mains electricity, gas, water and drainage are all connected to the property but interested parties should contact the relevant service companies to confirm this.

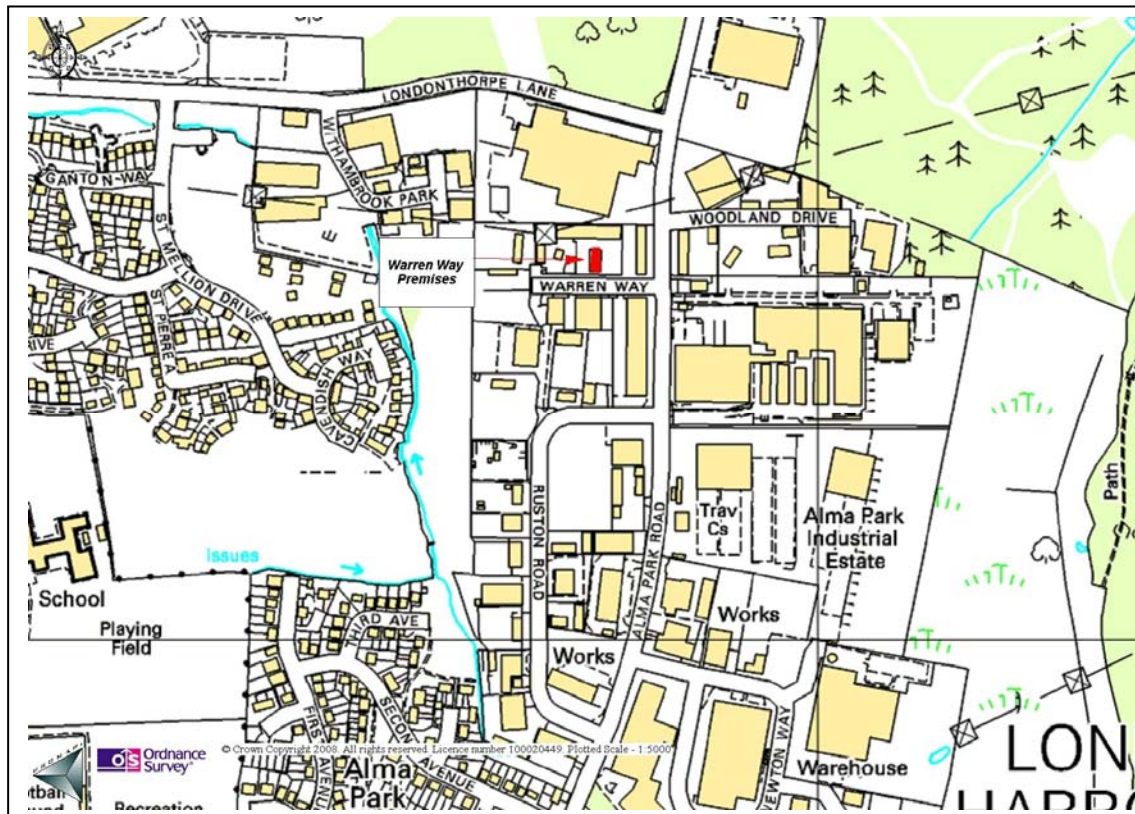
Rateable Value We are advised by South Kesteven District Council that the property currently has a rateable value assessed at £9,500 with rates payable of £4,389 for the year from April 2008.

Tenure The property is available from 1st October 2008 by way of a new full repairing and insuring lease for a term to be negotiated at a commencing rent of **£20,000 per annum exclusive**

VAT The rent payable is NOT subject to VAT

Legal Costs The ingoing tenant will be responsible for the Landlord's reasonable legal fees incurred in this transaction.

Viewing By prior arrangement with **Grantham Estates Tel: 01476 592960**



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