

**01476 592960**

**TO LET**



## **Industrial / Storage**

Unit 1  
Well Hill Farm  
Gelston Road  
Hougham  
Grantham, Lincolnshire  
NG31 2JB

*On the instructions of  
EA Sheardown & Co Ltd*

New Lease available  
**Rent £30,000 pax**

- Industrial/Storage approx 30,500sq ft overall
- Rural location
- Only 2½ miles from the A1 Trunk Road
- Eaves height up to 24'
- Concrete yard provides ample space for parking and deliveries



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- Location** The premises are situated close to the village of Marston some 2½ miles from the A1 Trunk Road with good country road access.
- Description** A steel frame building with part brick and sheet elevations and a cement sheet roof.
- The premises offer a good storage/workshop facility in a rural location at an attractive rent.
- Accommodation provided is as follows (all dimensions are approximate):
- 345' x 88'7 (30,500 sq ft) overall with concrete floor
  - Eaves height ranges from 15' to 24'
  - Roller shutter door to the front of the building 20' high and 13' wide
  - Two further roller shutter doors, one approx midway to each side of the building – both 18' high and 19' wide
- Large concrete yard to the front and side provides ample space for parking and deliveries.
- Services** We understand that mains electricity (3 phase) is connected to the property but recommend that interested parties contact the relevant service company to confirm this.
- Rateable Value** We are advised by South Kesteven District Council that the property currently has a rateable value assessed at £21,250, this is based on part of the property formerly being used for agricultural purposes and therefore may be due to be reassessed
- Tenure** The property is available by way of a new lease for a term to be negotiated at a commencing rent of **£30,000 per annum exclusive**.
- VAT** The rent for this property 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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