

TO LET



Industrial

Unit 18c
London Rd Industrial Estate
Spring Gardens
Grantham
Lincolnshire
NG31 6JP

*On the instructions of
Grantham Investments
Limited*

New Lease available
Rent £19,200 pax

SHORT TERM LET AVAILABLE

- Warehouse/Workshop with offices
- Approx 9,600 sq ft overall
- Near to Willbond Plumbers Merchants and National Tyres
- Good edge of town location with easy access to the A1
- Concrete frontage with parking for 4 to 5 cars
- Suit a variety of uses (subject to planning)



Unit 18c London Road Industrial Estate

01476 592960

Location

Unit 18c London Road Industrial Estate is situated to the west of Grantham town just off London Road to the rear of Willbond Plumbers Merchants and National Tyres.

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 unit is of brick and block construction with a cement sheet roof. Concrete frontage has parking for 4 to 5 cars. A burglar alarm is fitted

Accommodation

Workshop/ warehouse with offices, rest room and WC's

Warehouse - Approx 117'7' x 81'10 overall (including offices)

Painted floor and walls, sodium box lighting and approx 18' to eaves.

Manual roller shutter door approx 15' height and 21'8 wide

Store room

Separate ladies and gents toilets

Offices - Pedestrian door leads to

Reception office - 13' x 12'

Office 2 - 17' x 12'

Office 3 - 10'5 x 9'10

Staff kitchen - 10' x 12'4

Services

We understand that mains single and 3-phase electricity, 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 £26,000 with rates payable of £10,764.00 for the year from April 2010.

Tenure

The property is available by way of a new lease for a term to be negotiated at a commencing rent of **£19,200 per annum exclusive** – short term let available

VAT

The rent payable is 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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