

01476 592960

TO LET



Warehouse Unit

Unit 19
London Road Industrial Est
Grantham
Lincolnshire
NG31 6HP

*On the instructions of
Grantham Investments
Limited*

New Lease available
Rent £27,000 pax

- Warehouse with office area and staff facilities
- approx 27,000 sq ft (2500 sq m) overall
- Good on site parking
- 3 phase electricity
- Edge of town location on an established industrial estate

Unit 19 London Road Industrial Estate
Grantham, Lincolnshire NG31 6HP

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- Location** London Road Industrial Estate is situated on the south western edge of Grantham town centre and is fronted by a number of large national companies including B&Q and Allied Carpets.
- 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** Unit 29 London Road Industrial Estate is of brick & block construction with a pitched tiled roof. A large tarmac yard to the side of the unit is security fenced and provides common area for parking and loading.
- The unit is ideally suited for a variety of light industrial or storage uses. Other uses could be considered subject to planning.
- Accommodation** **Warehouse** – 218' x 123' overall
partitioned offices
separate ladies and gents toilets
- Sliding warehouse door with pedestrian access 14'9 H x 19' W
- All dimensions are approximate.
- Services** We understand that mains electricity (3-phase), 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 rateable value of £25,750 with rates payable for the year 2009/10 of approx £12,489
- Tenure** The property is available from 1st January 2010 by way of a new lease for a term to be negotiated at a commencing rent of **£27,000 per annum exclusive**.
- A short term let would be considered if required on 'Easy-In, Easy-Out' terms**
- VAT** The rent payable is subject to VAT at the prevailing rate.
- Legal Costs** The incoming 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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