

**01476 592960**

**TO LET**



## Modern Offices

Unit 2  
Hill Court  
Turnpike Close  
Grantham, Lincs  
NG31 7XY

*On the instructions of  
Grantham Investments Ltd*

New Lease available  
June 2010

**Rent £15,000 pax**

- Modern Office Accommodation of approx 1,638 sq ft NIA
- Fully carpeted, burglar alarm fitted & full gas central heating
- Open plan layout with partitioned offices
- Kitchen facilities & separate male & female WC's
- Rent includes 6 car parking spaces
- Easy access to A1 trunk road



*Hill Court*

Unit 2 Hill Court, Grantham

**01476 592960**

**Location**

Hill Court is situated approximately one mile south west of Grantham close to the A1 trunk road and comprises 6 modern office units in an attractive courtyard setting.

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 2 is of brick construction with a tiled roof and provides office accommodation on the ground and first floor.

The accommodation has double glazed windows, full gas central heating with thermostatically controlled radiators, is carpeted and has vertical blinds to all windows. A burglar alarm is fitted and there are internal security shutters to the entrance door and ground floor windows. Trunking for network cabling and telephone points is fitted throughout.

Accommodation provided is as follows (all dimensions are approximate):

Glazed double entrance door leads to

**Entrance Lobby** with stairs off to first floor and

**Ladies WC** – low level WC with fittings for disabled use and wash handbasin

**Gents WC** – with low level WC and wash handbasin

**Ground Floor Office** - 749 sq ft NIA overall including one partitioned office

**Kitchenette** – with stainless steel single sink unit and cupboards under

**First Floor Office** – 889 sq ft NIA overall including a central open work space and further partitioned offices.

The Hill Court development is landscaped with block paved courtyard and parking within which **6 car parking spaces are allocated to unit 2.**

**Services**

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

- Rateable Value** We are advised by South Kesteven District Council that the property is currently assessed as two separate floors. With effect from April 2010 the rateable value for the ground floor is £6,700 and for the first floor is £7,300. Rates are payable at 41.4p in the £. Rateable value will be reassessed when the property is let as a single unit.
- Tenure** The property is available by way of a new full repairing and insuring lease for a term to be negotiated at a commencing rent of **£15,000 per annum exclusive**.
- Service Charge** The Landlord maintains the common areas including car park lighting, landscaping and external decoration works. A modest service charge is levied to provide for this ongoing maintenance.
- VAT** The rent for this property is subject to VAT at the prevailing rate.
- 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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