

**TO LET**



**Modern Offices**

Units 4&5  
Hill Court  
Turnpike Close  
Grantham, Lincs  
NG31 7XY

*On the instructions of  
Grantham Investments Ltd*

New Lease available  
**Rent £36,000 pax**

- Modern Office Accommodation of approx 4,000 sq ft (372 sq m) NIA
- Network Trunking, fully carpeted & gas central heating
- Open plan areas with offices and meeting rooms off
- Kitchen facilities & separate male & female WC's in each unit
- Rent includes 13 allocated car parking spaces
- Easy access to A1 trunk road
- **Units can be let separately – each approx 2,000 sq ft**



*Hill Court*

Unit 4&5 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**

Units 4 & 5 are of brick construction with a tiled roof and provide modern office accommodation with good natural light on ground and first floors.

**The properties are currently linked at first floor level and can be let separately if required.**

Both properties have ...

- Trunking fitted for network cabling and electrics
- Suspended ceilings with Cat II lighting
- Double glazed windows with blinds
- Full gas central heating with thermostatically controlled radiators
- Carpet fitted throughout
- Burglar alarm
- Security shutters to all ground floor windows and doors

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

**Unit 4 – approx 2,000 sq ft (186 sq m) NIA**

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

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

**Ground Floor** - includes large reception area/open plan office & two separate offices off measuring 12'11x14'9 & 12'6x11'9

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

**First Floor** – large open plan office area with 2 offices off measuring 11'9x11'8 and 11'9x17'

**Unit 5 – approx 2,000 sq ft (186 sq m) NIA**

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

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

**Ground Floor** - includes reception area 20'9x11'2 with two large separate offices off measuring 24'3x10'9 and 23'3x23

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

**First Floor** – large open plan staff kitchen and communal space plus 3 further offices measuring 12'8x14'3, 10'8x14' and 18'2x10'10 and a server room 5'10x10'5

The Hill Court development is landscaped with block paved courtyard and parking within which **7 car parking spaces are allocated to unit 4 and 6 spaces are allocated to unit 5**

**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 two properties are currently assessed as one and have a combined rateable value of £34,000. Rates payable for the year from April 2011 are £14,722.

In the event that the properties are let separately then the landlord will arrange for the Valuation Office to reassess the individual units for Business Rates.

**Tenure**

Units 4 and 5 are available by way of a new full repairing and insuring lease for a term to be negotiated at a commencing rent of **£36,000 per annum exclusive**.

If let separately then the rent for each unit will be £18,000 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**

Misrepresentation Clause: Grantham Estates for themselves and for the vendor or lessor of the property for whom they act, give notice that: (1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (2) Grantham Estates cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (3) Grantham Estates will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (4) the reference to any plant, machinery, equipment, services, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.