

TO LET



Light Industrial Unit

Unit 1 Site 2
Ruston Road
Grantham
Lincolnshire
NG31 9SW

*On the instructions of
Hindmarch Properties Ltd*

New Lease Available

Rent £3,950 pax

- Approx 730 sq ft (68 sq m) light industrial unit
- Located on the popular Alma Park Industrial Estate
- Workshop/warehouse, office, kitchenette and WC
- 3 phase electricity
- Concertina door height approx 10'

Unit 1 Site 2 Ruston Road, Grantham

01476 592960

Location

Unit 1 Site 2 Ruston Road is situated on the popular Alma Park Industrial Estate to the North East of Grantham town centre.

Grantham has a population of approximately 34,000 people (Census 2001) and provides an excellent location with easy access to the A1 Trunk Road and main line train services with a journey time to London King Cross of approx 65 minutes.

Description

The property is an end of terrace single storey light industrial unit of brick and block construction with a pitched tiled roof.

Accommodation

The unit measures 8.3m x 8.15m GIA overall and provides warehouse/workshop accommodation with a ceiling height of approx 3.5m and a small office overlooking the front. Single WC. Kitchenette in warehouse.

There is a shared concrete yard to the front providing parking and loading area.

Services

We understand that single and 3 phase mains 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 £3,850 with rates payable of approx £1,585 for the year 2010/11. Small business rates relief may be available for this property which could reduce the rates payable by 50% - please enquire directly with SKDC Telephone: 01476 406080

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 **£3,950 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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