

# TO LET



## Light Industrial Unit

Unit 2 Site 2  
Ruston Road  
Grantham  
Lincolnshire  
NG31 9SW

*On the instructions of  
Hindmarch Properties Ltd*

New Lease Available  
**Rent £3,950 pax**

- Approx 740 sq ft (68 sq m) light industrial unit
- Located on the popular Alma Park Industrial Estate
- Workshop/warehouse, kitchenette and WC
- Concertina door height approx 10'

Unit 2 Site 2 Ruston Road, Grantham

**01476 592960**

## Location

Unit 2 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 a mid terrace single storey light industrial unit of brick and block construction with a pitched tiled roof.

## Accommodation

The unit measures 26'2 x 28'5 GIA overall and provides warehouse/workshop accommodation with a ceiling height of approx 11'5. Single WC. Kitchenette in warehouse.

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

## Services

We understand that 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 £3,600 with rates payable of approx 1,480 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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