

01476 592960

TO LET



Warehouse and Office

Unit 3
Priest Court
Springfield Business Park
Caunt Road
Grantham, Lincs
NG31 7BG

*On the instructions of
Springfield Park Properties*

New Lease available

Rent £8,500 pax

- Modern light industrial unit with office
- Approx 1,500 sq ft overall
- Loading and parking area
- Popular mixed use business park location
- Easy access to A1 trunk road

Unit 3 Priest Court, Springfield Business Park, Grantham

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Location

Unit 3 Priest Court is situated on the popular Springfield Business Park just to the south west of Grantham town centre and within half a mile of the A1 Trunk Road.

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

This modern light industrial unit is of brick construction with profile clad pitched roof and extends to approximately 1,500 sq ft GIA overall (39'7 x 39'5).

Office

Kitchenette

Single WC with fittings for disabled use.

Warehouse/workshop with 14'5 to eaves and roller shutter door 13'4Hx13'2W

Parking and loading is available at the front of the unit.

Services

Mains electricity, water and drainage are all connected to the property.

Rateable Value

We are advised by South Kesteven District Council that the rateable value for this property is due to be assessed. However, it is expected that the rateable value will be approximately £8,500 with rates payable for the year 2010/11 of circa £3,519.00

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 **£8,500 per annum exclusive**.

Service Charge: a service charge of 7½% of the rent is levied on this property for the maintenance of the Business Park.

VAT

The rent for this property is 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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