

01476 592960

TO LET



Warehouse and Offices

Unit 10
Priest Court
Springfield Business Park
Caunt Road
Grantham, Lincs
NG31 7BG

*On the instructions of
Springfield Park Properties*

New Lease available
Rent £13,750 pax

- Modern light industrial unit with ground and first floor offices
- Approx 2,600 sq ft overall – 6m to eaves
- Loading and parking area
- Popular mixed use business park location
- Easy access to A1 trunk road

Unit 10 Priest Court, Springfield Business Park, Grantham

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Location

Unit 10 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 2,600 sq ft GIA overall

Ground Floor – Warehouse 41'4 x 58'9 overall with oil fired heating includes ground floor office 12'11 x 16'3

Kitchenette
Single WC with fittings for disabled use

First Floor - Office 12'11 x 16'3

Both offices are carpeted and have fluorescent lighting and electric heating

Services

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

Rateable Value

We are advised by South Kesteven District Council that with effect from April 2010 the property currently will have a rateable value of £14,250 with rates payable for the year 2010/11 of approximately £5,900.

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 **£13,750 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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