

TO LET



**Light
Industrial Unit**

Unit 18
Springfield Business Park
Springfield Road
Grantham, Lincs
NG31 7BG

*On the instructions of
Springfield Park Properties*

New Lease available
Rent £9,750 pax

- Approx 1,890 sq ft 175m² of Light Industrial space
- Main workshop 1,166 sq ft, Secondary workshop 342 sq ft and 2 Offices each 130 sq ft approx
- Kitchen & WC facilities, Burglar alarm fitted
- Ample loading and parking area
- Popular mixed use business park location
- Easy access to A1 trunk road

Unit 18 Springfield Business Park, Grantham

01476 592960**Location**

Unit 18 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 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 of brick construction with profile cladding to roof and external walls. To the front there is a roller shutter door with raised access. Concrete steps to the side of the building lead to pedestrian entrance doors. The following accommodation is provided (all dimensions quoted are approximate):

Reception office 14'5 x 13'8 with access to warehouse and leading to

Office 1 14'4 x 10' with vision panel overlooking warehouse

Office 2 14'4 x 9' with vision panel overlooking warehouse

Store/Office 3 10'4 x 12'1

Main Workshop (23'10 x 48'7) with loading dock and manually operated roller shutter door approx 12' wide and 13' high.

This area is currently partitioned to provide two store rooms plus a workshop approx 33'9 x 23'10 overall with suspended ceiling and Cat II lighting. To the rear of the workshop is a **kitchenette** area and **WC** with wash handbasin.

Total Area 1,890 sq ft GIA (175m²)

Ample parking and loading is available at the front of the unit.

Services

We understand that mains electricity (single and 3 phase), water and drainage are all connected to the property.

Rateable Value

We are advised by South Kesteven District Council that the property currently has a rateable value assessed at £7,000 with rates payable of approx £2,898 for 2010/11.

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 **£9,750 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 common areas

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.

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