

**01476 592960**

**TO LET**

## Office Premises

Unit 21  
Springfield Business Park  
Springfield Road  
Grantham, Lincs  
NG31 7BG

*On the instructions of  
Springfield Park Properties*

New Lease available

**Rent £14,500 pax**



- Modern detached office premises with Air Conditioning
- Approx 124 sq mtrs (1,340 sq ft ) Net Internal Area
- Flexible space – open plan or individual offices
- Access and facilities suitable for disabled use
- Allocated car parking
- Prominent location on popular business park with easy access to A1 trunk road

Unit 21 Springfield Business Park, Grantham

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**Location**

Unit 21 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. The property sits in a prominent position at the front of the Business Park.

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 render finish and profile clad pitched roof.

Entrance lobby with doors leading to offices having a total net internal area of approx 1340 sq ft -

<b>Office 1</b>	13'2 x 12'3	approx 151 sq ft overall
<b>Office 2</b>	13' x 26'10	
<b>Office 3</b>	23'3 x 27	
<b>Office 4</b>	10'6 x 16'11	plus walk in server room 5'9 x 5'11

All offices have Air Conditioning, Cat II lighting, network trunking and vertical blinds to windows

Separate Male and Female WC's with floor to ceiling tiling, one suitable for disabled use.

Kitchenette – with fitted cupboards and space for fridge. Oil fired boiler.

The property has a burglar alarm fitted

**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 £7,900 with rates payable of approx £3,250 for the year from April 2010.

**Tenure**

The property is available from September 2010 by way of a new full repairing and insuring lease for a term to be negotiated at a commencing rent of **£14,500 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, for street lighting, landscaping and the provision of on site CCTV.

- 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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