

## OFFICE PREMISES

*On the instructions of Springfield Park Properties Limited*



### **Unit 19, Springfield Business Park, Springfield Road, Grantham, Lincolnshire, NG31 7FZ**

- Approx 4,479 sq ft (416.11 sq m).
- Mixture of open plan and cellular offices.
- Air-conditioned accommodation with sealed unit double-glazing.
- Parking for over 40 cars.
- Prominent location on popular business park with easy access to A1 trunk road.
- New lease available at **£40,000 pax.**

### Location

Unit 19 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 38,000 (Census 2011) 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

Single storey detached office premises which has a mixture of open plan and cellular offices plus kitchen, IT/store room and WC facilities. The property has air conditioning. There is UPVC sealed unit double glazing throughout. The unit has a net internal area of approx. 4,479 sq ft (416.11 sq m).



There is designated parking for over 40 cars.

### Services

The unit has sub-metered electricity and water.

### Business Rates

We are advised by South Kesteven District Council that the property has a Rateable Value of £20,750 with rates payable of approx. £9,939 for the year from April 2017.

### Tenure

The property is available to lease for a term to be negotiated at a commencing rent of £40,000 per annum exclusive. The rent is payable quarterly in advance by Direct Debit. The ingoing tenant will be required to pay a deposit for three months prior to the commencement of the lease.

### 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 and service charge for this property is subject to VAT at the prevailing rate.

### Energy Performance Certificate

The property has an Energy Performance asset rating of 81 (Band D), certificate available on request.

### Legal Costs

Each party will be responsible for their own legal costs incurred in setting up the lease.

### Viewing

Contact Grantham Estates 01476 592960.



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