

OFFICE PREMISES

On the instructions of Springfield Park Properties Limited



Unit 20, Springfield Business Park, Springfield Road, Grantham, Lincolnshire, NG31 7FZ

- Approx 3,067 sq ft (284.93 sq m)
- Mixture of open plan and cellular offices
- Central heating and part air-conditioned accommodation with sealed unit double-glazing
- Allocated car parking in prominent location on popular business park with easy access to A1 trunk road
- New lease available at £22,500 pax

01476 592960

Location

Unit 20 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 approximately 65 minutes.

Description

Single storey detached office premises which has a mixture of open plan and cellular offices. The property has oil-fired central heating to radiators and is part air-conditioned. There is uPVC sealed unit double-glazing throughout.

Accommodation

The unit has a net internal area of approximately 3,067 sq ft (284.93 sq m). Within the accommodation there is a mixture of private offices, open plan offices, training rooms, IT/storage rooms, kitchen and WC facilities.

There is a designated parking area to the rear of the unit plus ample parking available on the Business Park.

Services

The unit has sub-metered electricity and water.

Business Rates

We are advised by South Kesteven District Council that the property currently has a rateable value assessed at £17,250 in 2017.

Tenure

The property is available to lease from February 2015 for a term to be negotiated at a commencing rent of £22,500 per annum exclusive. The rent is payable quarterly in advance by Direct Debit. The incoming 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.

Energy Performance Certificate

The property has an Energy Performance asset rating of F(138). A copy of the certificate is available upon request.

Legal Costs

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

Viewing

By prior arrangement with Grantham Estates.



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