

## **BUSINESS UNIT**

*On the instructions of Grantham Investments Limited*



- Modern business premises.
- Approx 1,504 sq ft (140 sq m) Gross Internal Area.
- On-site parking with CCTV.
- 3-phase electricity.
- Edge of town location close to Rexel Senate, Enterprise Cars, McDonalds, Sally Hair & Beauty, Domino's.
- Rent **£10,500 pax.**

### Location

Inner Street Business Park is located on the western edge of the town of Grantham close to the main junction of the A52/A607 and with good access to the town centre and the A1 trunk road.

Grantham has a population of approximately 43,000 (ONS 2015) and provides an excellent location with easy access to the A1 Trunk Road and main line train services with a journey time to London Kings Cross of approx 65 minutes.

### Description

Unit 8 is a modern building of steel frame construction with brick and block to eaves and insulated profile sheet roof.

The unit is ideally suited for a variety of uses.

### Accommodation

Gross Internal Area 1,504 ft<sup>2</sup> (140 m<sup>2</sup>)

Highest point to the eaves is over 6m.

Electric roller shutter door which exceeds 3m high.

Toilet suitable for disabled use.

Kitchenette area.

### External

Block paved central yard and parking area.

External lighting PIR operated.

CCTV recording of external areas.

2m high fence and gates to front of site.

Good internet connection speeds achieved on the Business Park.

### Services

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

interested parties should contact the relevant service companies to confirm this.

### Business Rates

We are advised by South Kesteven District Council that the property currently has a rateable value assessed at £8,800. Small business rates relief may be available for this property, which could reduce the rates payable by 100% – please enquire directly with South Kesteven District Council, telephone 01476 406080.

### 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 **£10,500 pax**. The incoming tenant will be required to pay a deposit for three months rent prior to the commencement of the lease.

Note: an additional charge of 5% of the rent is payable by all tenants for maintenance of the common areas and the CCTV system.

### Energy Performance Certificate

The property has an Energy Performance asset rating of 77 (Band D), a copy of the certificate is available on request.

### VAT

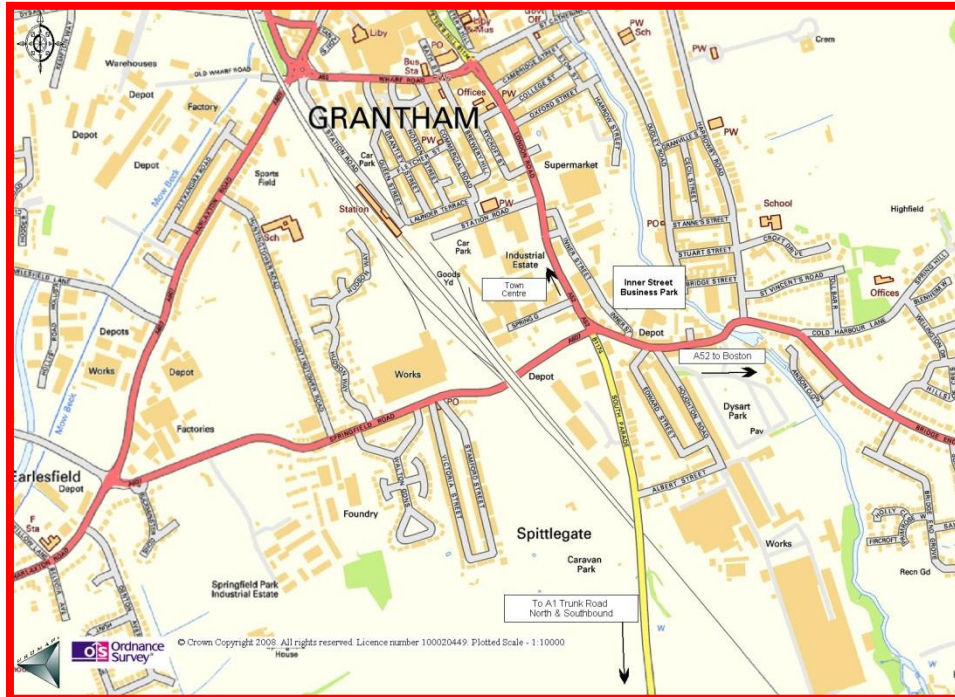
The rent payable is subject to VAT at the prevailing rate.

### 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  
tel. 01476 592960.



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