

## WAREHOUSE AND OFFICES

*On the instructions of Springfield Park Properties Limited*



### Unit 9, Priest Court, Springfield Business Park, Caunt Road, Grantham, Lincs NG31 7FX

- Modern end of terrace light industrial unit with ground and first floor offices
- Approx 2,642 sq ft overall – 6m to eaves.
- Loading and parking area.
- Popular mixed use business park location.
- Easy access to A1 trunk road.
- **Rent £13,500 pax.**

## Location

Unit 9 Priest Court 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

This modern light industrial unit is of brick construction with profile clad pitched roof and extends to approximately 2,642 sq ft GIA overall.

Ground Floor - Warehouse 2,642 sq ft with oil fired heating, includes ground floor office of 216 sq ft, kitchenette, single WC.

First Floor – Office 214 sq ft.

There is designated car parking outside the unit.

## Services

Mains electricity, water and drainage are all connected to the property and the unit has sub-metered electricity and water

## Business Rates

We are advised by South Kesteven District Council that as of 1 April 2017 the business rates are assessed at £15,000.

## 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 **£13,500 pax**.

## EPC

The property has an Energy Performance asset rating of C(59), certificate available on request.

## 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 and service charge 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.