

## WAREHOUSE AND OFFICES TO LET

*On the instructions of Springfield Park Properties Ltd*



### **Unit 10 Priest Court, Springfield Business Park, Caunt Road, Grantham, Lincolnshire, NG31 7FZ**

- Modern industrial unit with ground and first floor offices
- Approximately 243 sq m (2,617 sq ft) Gross Internal Area
- Loading and parking area to the front of the unit
- Large glazed screed with folding entrance doors
- Popular business park location having easy access to the A1
- Quoting Rent **£14,000 pax**

Unit 10, Priest Court,  
Springfield Business Park

### Location

Unit 10 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 44,580 (ONS 2016) 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 a mid-terrace single storey light industrial unit of brick and block construction with a profile clad pitched roof.

### Accommodation

The unit has a Gross Internal Area of approximately 243 sq m (2,617 sq ft) and is currently configured as follows:

- 6.0m (19 ft 8in) to eaves
- Manual roller shutter door
- Glazed screen with folding doors
- Ground & first floor offices
- Kitchenette
- Single WC with fittings for disabled use

There is dedicated parking to the front of the unit.

### Services

The unit has sub-metered electricity and water.

### Energy Performance Certificate

The property has an Energy Performance asset rating of D(92). A copy of the certificate is available upon request.

### Business Rates

The rateable value is £15,000 with rates payable of approximately £7,395 for the year 2017/18.

### Tenure

The property is available to lease immediately for a term to be negotiated at a commencing rent of **£14,000 per annum exclusive**. The rent is payable quarterly in advance by Direct Debit. The tenant will be required to pay a deposit equivalent to 3 months' rent 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

### VAT

The rent and service charge for this property is subject to VAT.

### 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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