

OFFICE PREMISES

On the instructions of Grantham Investments Ltd



Units 1, 2 & 6 Hill Court, Turnpike Close, Grantham, Lincolnshire, NG31 7XY

- Modern 2 storey offices located in attractive courtyard setting
- Excellent location close to the A1 Trunk Road
- Offices available from 160 sq m (1,719 sq ft) up to a combined 505 sq m (5,437 sq ft)
- Offices have recently been refurbished to include sealed unit double glazing
- Rent includes allocated car parking

Location

Hill Court is an attractive landscaped office development situated off Turnpike Close to the West of Grantham. The site is close to the A1 Trunk Road with direct access to both North and Southbound routes.

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

3 separate office premises are available. All are of brick construction with tiled pitched roof and provide modern office accommodation on the ground and first floors.

Each office has a slightly different internal layout and can be adapted, subject to Landlord's consent, by incoming tenants to suit their requirements.

All of the offices have the following:

- ❖ Carpets
- ❖ Sealed unit double glazed windows
- ❖ Mixture of gas central heating & air-conditioning
- ❖ Burglar alarms
- ❖ Internal security shutters to the ground floor windows
- ❖ Trunking for network cabling
- ❖ Ground floor Kitchenette and WC's

Accommodation

Unit 1

163 sq m (1,757 sq ft). A prominent stand-alone property situated at the front of the development. 6 allocated car parking spaces.

Unit 2

160 sq m (1,719 sq ft). An end of terrace property overlooking Turnpike Close. 6 allocated car park spaces.

Unit 6

182 sq m (1,961 sq ft). Prominent location overlooking Swingbridge Road. 7 allocated car parking spaces.

Services

We understand that mains electricity, gas, water and drainage are connected to the properties but interested parties should contact the relevant service companies to confirm this.

Business Rates

We are advised by South Kesteven District Council that the rateable values for the properties are:

1 = £15,000 – payable 2018/19 approx £7,395

2 = £14,500 – payable 2018/19 approx £7,158

6 = £16,750 – payable 2018/19 approx £8,258

A reduction in the amount payable may be available for these properties – enquire directly with SKDC, telephone: 01476 406080.

Service Charge

The Landlord maintains the common areas of Hill Court including car park, lighting and landscaping. A modest service charge is levied to provide for this ongoing maintenance.

Tenure

All of the properties are available by way of a full repairing & insuring lease for a term to be negotiated and at the following commencing rents:

Unit 1 – £14,950 pax

Unit 2 – £14,650 pax

Unit 6 – £16,750 pax

The rent is payable quarterly in advance by Direct Debit. Tenants will be required to pay a deposit equivalent to 3 months' rent prior to the commencement of the lease.

01476 592960

EPC

The properties have the following Energy Performance asset ratings, copies of the certificates are available upon request:

Unit 1 D (90)

Unit 2 C (74)

Unit 6 C (70)

VAT

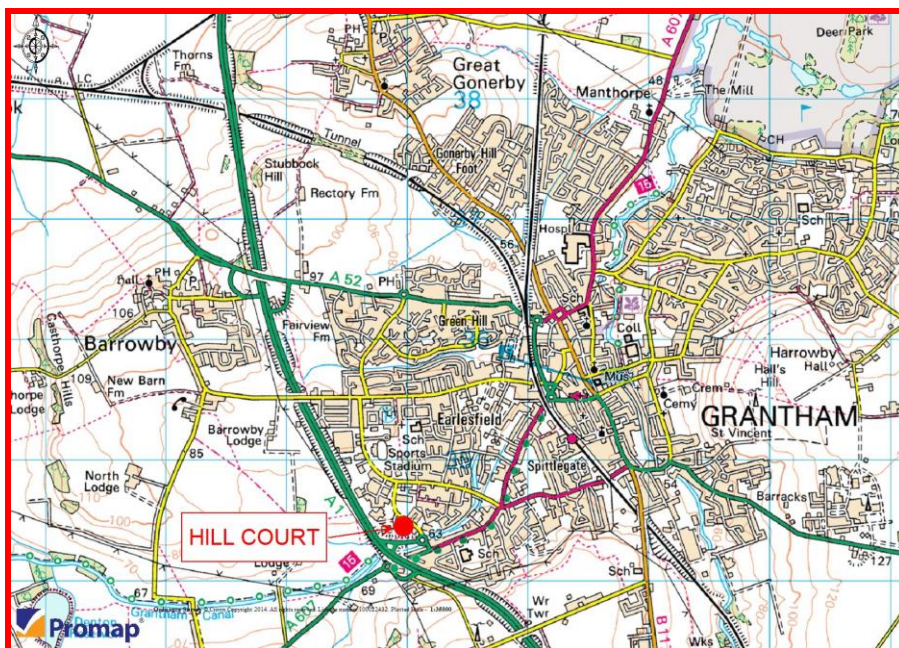
The rent and service charges are subject to VAT.

Legal Costs

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

Viewing

By prior arrangement with Grantham Estates.



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