

Light Industrial Unit

On the instructions of Hindmarch Properties Limited

AVAILABLE END OF DECEMBER 2019



**Unit 2, Site 2, Ruston Road,
Alma Park Industrial Estate,
Grantham, Lincolnshire, NG31 9SW**

- Approx 753 sq ft (69.93 sq m) light industrial unit
- Located on the popular Alma Park Industrial Estate
- 3-phase electricity
- Concertina door height approx. 10'
- Quoting rent £4,500 per annum exclusive

Unit 2, Site 2, Ruston Road
Grantham, Lincs NG31 9SW

Location

Unit 2, Site 2, Ruston Road is situated on the popular Alma Park Industrial Estate to the north east of Grantham town centre.

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 pitched tiled roof.

Accommodation

The unit has a Gross Internal Area of approximately 753 sq ft (69.93 sq m) and is currently configured as industrial/warehouse area with WC.

There is a shared concrete yard which is fenced and gated and provides parking and loading area.

Services

We understand that 3-phase electricity, water and drainage are 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 of £3,800 with rates payable of £1,873 for the year 2018/19. 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 to lease immediately for a term to be negotiated at a commencing rent of **£4,500 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.

VAT

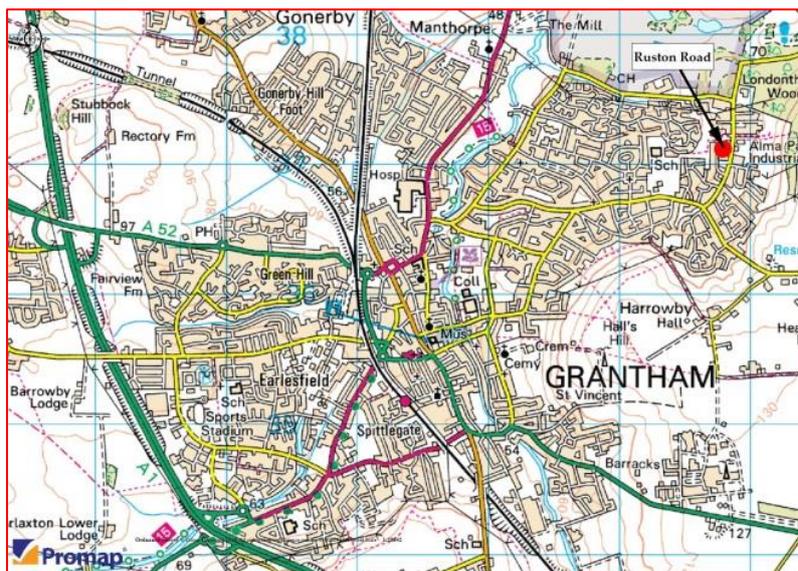
The rent for this property is not subject to VAT.

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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