

OFFICE PREMISES TO LET

On the instructions of Grantham Investments Ltd



Unit 5, Hill Court, Turnpike Close, Grantham, Lincolnshire, NG31 7XY

- Modern offices located in attractive courtyard setting
- Excellent location close to the A1 Trunk Road
- 2,101 sq ft (195 sq m)
- Offices have recently been refurbished to include sealed unit double glazing and air conditioning
- Rent £15,750 - includes seven allocated car parking spaces

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

Office building of brick construction with tiled pitched roof and provides modern office accommodation on ground and first floors.

The offices have the following:

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

Accommodation

2,101 sq ft (195 sq m). 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

The property has a Rateable Value of £18,000 with approximate rates payable for the year 2019/20 of £9,072.

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

The offices are available by way of a full repairing & insuring lease for a term to be negotiated at £15,750 per annum exclusive.

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.

Energy Performance Certificate

A report has been commissioned and will be available shortly.

VAT

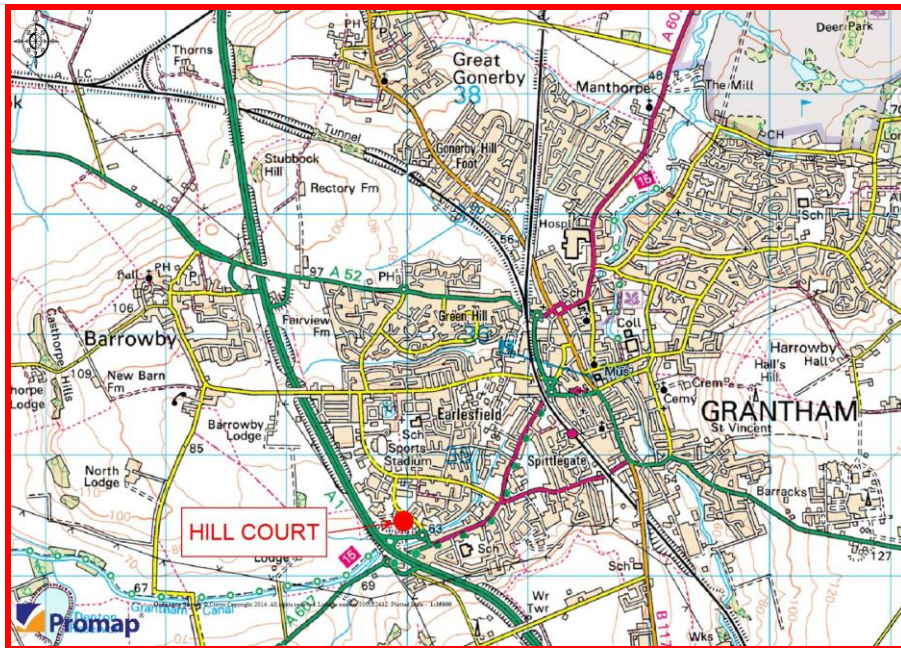
The rent and service charges are subject to VAT.

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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