

OFFICE PREMISES TO LET

On the instructions of Grantham Investments Ltd



Unit 6 Hill Court, Turnpike Close, Grantham, Lincolnshire, NG31 7XY

- Modern ground floor office suite located in attractive courtyard setting
- Excellent location close to the A1 Trunk Road
- Net Internal Areas of 900 sq ft (83.61 sq m)
- Offices have recently been refurbished to include sealed unit double glazing, glazed partitioning and air conditioning
- Rent includes three allocated car parking spaces
- £7,000 Plus VAT per annum

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 the ground floor.

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
- ❖ Kitchenette
- ❖ Shared reception area and WC's

Accommodation

Net Internal Area of 900 sq ft (83.61 sq m) divided into 3 offices by glazed partitioning. Prominent location overlooking Swingbridge Road. 3 allocated car parking spaces.

Services

The property has mains electricity, gas, water and drainage. The landlord recharges these utility costs to the tenant equally with the other tenant on the first floor of the property.

Business Rates

The property has a Rateable Value of £7,800 with the rates payable for the year 2019/20 of approximately £3,931.

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.

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 ground floor office suite is available by way of an effective full repairing & insuring lease for a term to be negotiated at £7,000 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

The property has an Energy Performance Asset Rating of C (70). A copy of the certificate is available on request.

VAT

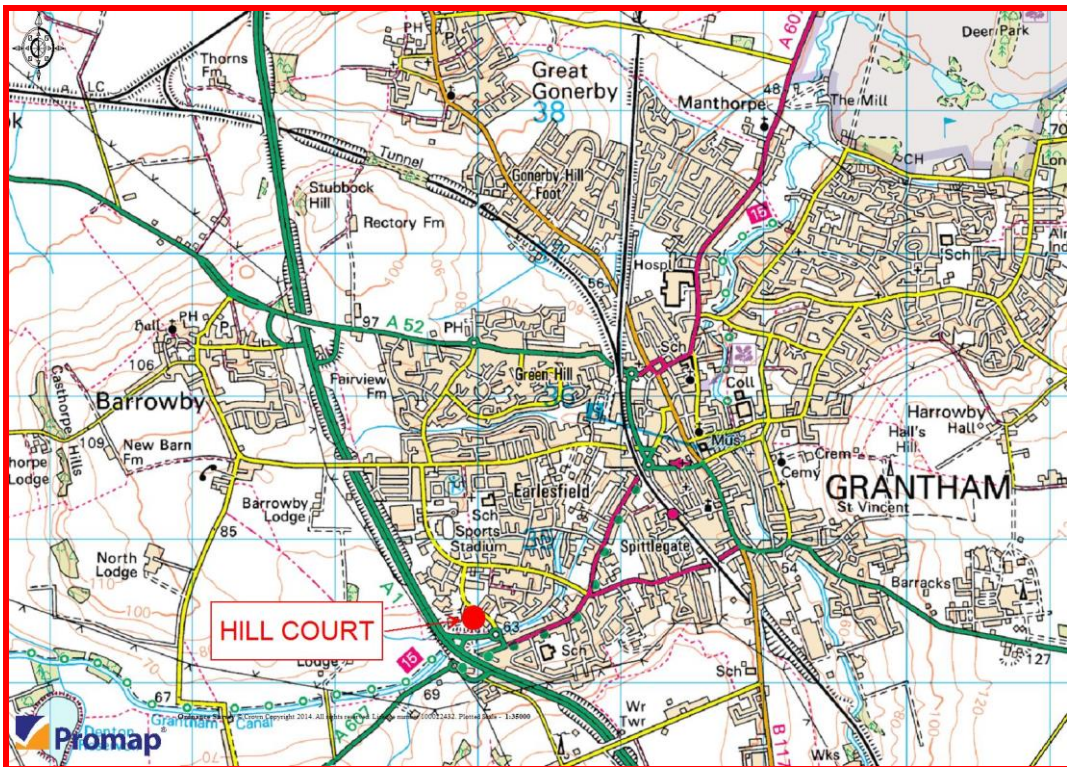
The rent and service charges are subject to VAT at the prevailing rate.

Legal Costs

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

Viewing

By prior arrangement with Grantham Estates.



Misrepresentation Clause: Grantham Estates for themselves and for the vendor or lessor of the property for whom they act, give notice that: (1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (2) Grantham Estates cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (3) Grantham Estates will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (4) the reference to any plant, machinery, equipment, services, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.