

WAREHOUSE AND OFFICES TO LET

On the instructions of Springfield Park Properties Ltd



Unit 14, Priest Court, Springfield Business Park, Caunt Road, Grantham, Lincolnshire, NG31 7FZ

- Modern industrial unit with ground and first floor offices
- Approximately 537.93 sq m (5,790 sq ft) Gross Internal Area
- 6m eaves height, oil heating, air conditioning & large warehouse door
- Ample loading and parking areas
- Popular business park location having easy access to the A1
- **£ 35,000 per annum exclusive**

Unit 14, Priest Court, Springfield Business Park

Location

Unit 14 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 Kings Cross of approx 65 minutes.

Description

The property is an attached light industrial unit having brick and block construction with a profile clad pitched roof. There is dedicated parking and loading area to the front of the unit.

Accommodation

The property has a Gross Internal Area of approximately 537.93 sq m (5,790 sq ft). It is currently configured as follows:

- Warehouse amounting to 448.23 sq m (4,825 sq ft) including office 27.62 sq m (279 sq ft)
- Extensive first floor offices amounting to 87.9 sq m (946 sq ft)
- 6.0m (19 ft 8in) to eaves
- Manual roller shutter door
- Oil fired heating to the warehouse
- Kitchen and WC facilities
- Double Glazed windows

Services

The unit has sub-metered electricity, oil and water.

Energy Performance Certificate

A certificate has been commissioned and will be available shortly.

Business Rates

The rateable value is currently being re-assessed.

Tenure

The property is available to lease immediately for a term to be negotiated at a commencing rent of **£35,000 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

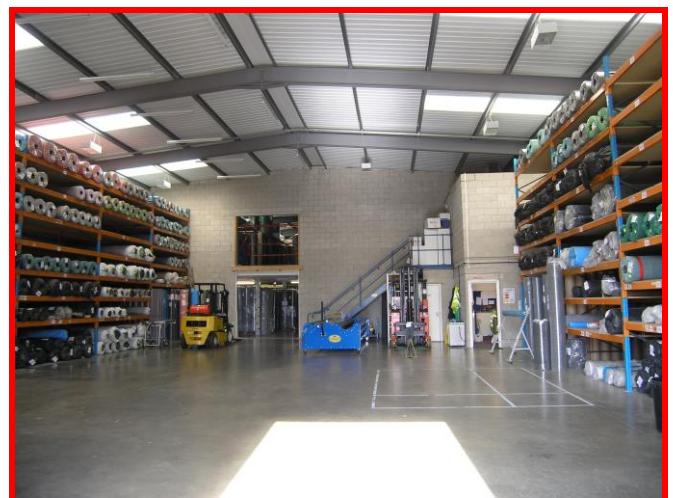
The rent and service charge for this property are subject to VAT.

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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