

COMMERCIAL

TO LET

**UNIT 6 - INNER STREET INDUSTRIAL ESTATE
GRANTHAM**



- **STORAGE / TRADE PREMISES OF 188.17 sq.m. (2025 sq.ft.) approx'G'P'A'.**
- **MIXED TRADING ESTATE**
- **SUITABLE FOR FLEXIBLE COMMERCIAL USE**
- **LOCATED JUST OFF LONDON ROAD**
- **GOOD ACCESS TO THE A1 TRUNK ROAD VIA SPRINGFIELD ROAD OR SOUTHBOUND VIA SOUTH PARADE, AND TO THE A52 MIDLANDS/EAST COAST MAIN ROADS.**

RENT: £5,000 per annum (exclusive)

GRANTHAM is a traditional expanding market town with a population of approximately 38,000. The town is one of the most readily accessible in the East Midlands located at the intersection of the A1 and A52 trunk roads and has mainline train services reaching London (Kings Cross) in just over one hour.

A C C O M M O D A T I O N

LOCATED JUST OFF LONDON ROAD ON THIS SMALL MIXED TRADING INDUSTRIAL DEVELOPMENT, THE UNIT BUILT OF PART BRICK AND PART BLOCK COMPRISES:

WAREHOUSE : 21.10 m x 8.9 m (69'3 x 29'3) = 2,025 sq. ft. : 188.17 m² - overall measurements including reception area / office and toilets.

Roller shutter door about 13 ft. (3.96m) high x 3.65m (12 ft.) wide and personal entrance door.

Parking for 3 vehicles

These areas are given for information only and prospective tenants are advised to undertake their own measurements of the accommodation.

SERVICES:

Mains water, electricity and drainage are connected.

No tests have been carried out and no warranty is given as to the effectiveness or suitability of the Services to meet the needs of the taker.

BUSINESS RATES:

We understand from the Valuation Office website that the **business rating assessment** in respect of the premises is **£7,200**. The standard non domestic rate in the pound for 2010/11 is 41.4p and in respect of "Small Businesses" is 40.7p. Water and Sewerage charge payable in addition.

LEASE:

The Unit is offered To Let under a new lease at the commencing rent of £5,000 per annum. The lease will be excluded from the Security of Tenure Provisions of the Landlord and Tenant act 1954. The length of the lease and other terms can be discussed with interested parties.

TO VIEW:

Strictly by arrangement with the Letting agents **ESCRIPT BARRELL GOLDING**
24 St Peter's Hill, Grantham, Lincs NG31 6QF
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These particulars are believed to be correct and are issued in good faith but their accuracy cannot be guaranteed and they do not form any part of an offer or contract. Please conduct all negotiations through Escritt Barrell Golding
