

OFFICE PREMISES TO LET

On the instructions of Grantham Investments Ltd



Unit 3, Hill Court, Turnpike Close, Grantham, Lincolnshire, NG31 7XY

- Modern ground and first floor offices located in attractive courtyard setting
- Excellent location close to the A1 Trunk Road
- Net internal Area of 1,676 sq ft (155 sq m)
- Offices include sealed unit double glazing, central gas heating and burglar alarm
- Rent includes six allocated car parking spaces
- £14,500 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 and first floor.

The offices have the following:

- ❖ Carpets
- ❖ Sealed unit double glazed windows
- ❖ Gas central heating
- ❖ Burglar alarm
- ❖ Internal security shutters to the ground floor windows
- ❖ Trunking for network cabling
- ❖ Kitchenette
- ❖ WC's

Accommodation

Net Internal Area over the two floors of approx. 1,676 sq ft (155 sq m).

Rent includes six allocated car parking spaces

Services

The property has mains electricity, gas, water and drainage.

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.

Business Rates

The property has a Rateable Value of £11,750 with rates payable for the year 2025/26 of approximately £5,863. Small business rates relief may be available for this property - please enquire directly with South Kesteven District Council, telephone 01476 406080.

Tenure

The office suite is available by way of an effective full repairing & insuring lease for a term to be negotiated.

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 (53). A copy of the certificate is available on request.

VAT

The rent and service charge 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.



View of the units at Hill Court from Turnpike Close



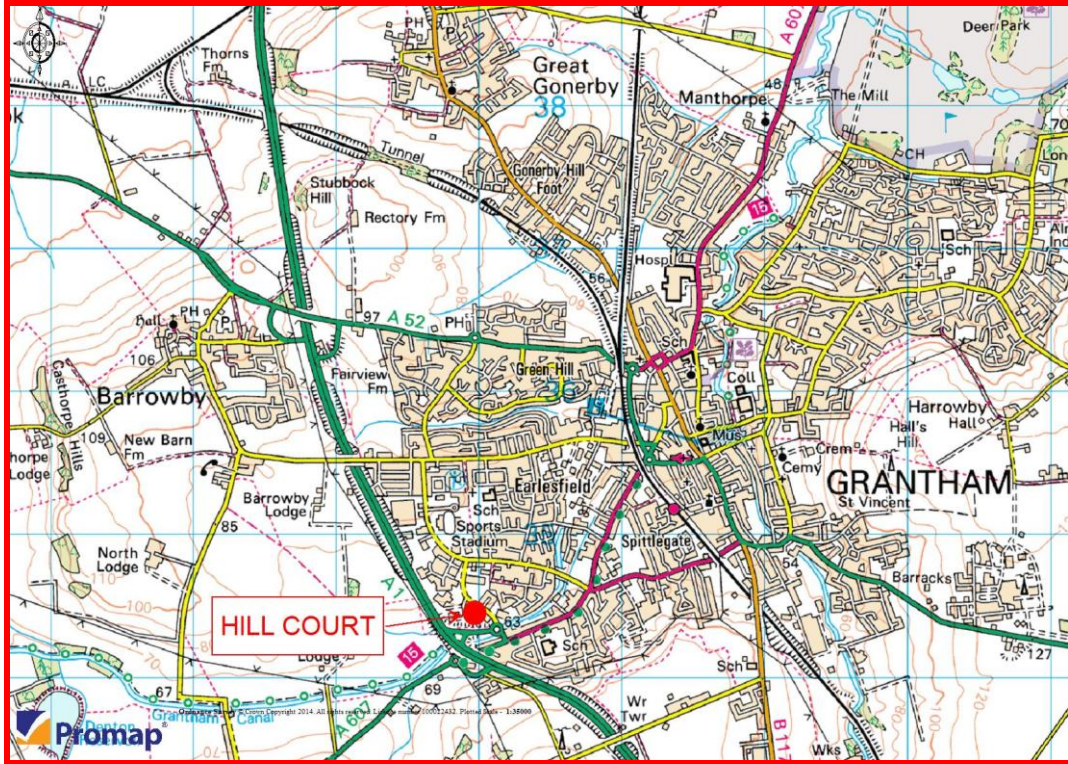
View of large room on ground floor



View of the large meeting room on first floor



View of the office on first floor



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