

WOOD MOORE



**Colsterworth, Grantham, NG33 5JJ**

To Let | 2,600 sq ft

Opportunity to lease a 2,600 sqft warehouse and 0.172 acre secure yard off the A1.

[woodmoore.co.uk](http://woodmoore.co.uk)

## Colsterworth, Grantham, NG33 5JJ

### Summary

- Rent: £15,000 – £30,000 per annum
- VAT: Applicable
- Lease: New Lease

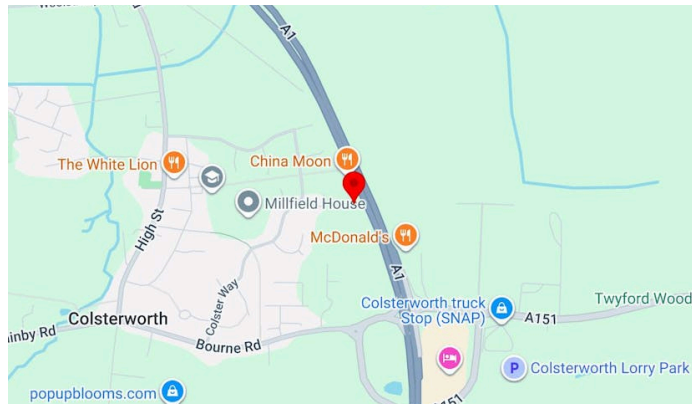
### Further information

- [View details on our website](#)

### Contact & Viewings



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### Description

The opportunity consists of a 2,600 sq ft warehouse and additional 0.172 acre yard that offers a well located and secure business space suitable for a wide range of commercial or external storage uses.

The warehouse has recently been refurbished externally with new cladding. The remainder of the site has a rough hard standing finish and benefits from two sets of double access gates, providing excellent drive-through capability of vehicles, including larger vans and plant machinery.

### Location

Strategically positioned directly off the A1 at Colsterworth, the Property benefits from immediate access to a major arterial route, providing excellent connectivity north and south. The site is close to established roadside amenities including BP, McDonald's, Burger King and Travelodge, making it a highly convenient and accessible location.

### Accommodation

The accommodation comprises the following areas:

Building Type	Size	Tenure	Rent	Availability
Industrial	2,600 sq ft	To Let	£15,000 /annum	Available
Industrial Land	0.17 Acres	To Let	£15,000 /annum	Available



### Tenure

Available to let on a new lease at the following rents:  
Warehouse – £15,000 pax  
Yard – £15,000 pax

### VAT

VAT is applicable at the appropriate rate

### Services

Water and Electric are available to the adjacent property and may be available to the site. The tenant is to make their own enquiries into the availability of services.

