

Industrial Unit with Offices To Let

On the instructions of Springfield Park Properties Limited



Unit 23, Springfield Business Park, Caunt Road, Grantham, Lincolnshire, NG31 7FZ

- Detached industrial/warehouse unit
- Approx 14,500 sq ft (1,347 sq m) Gross Internal Area
- Ideal for a range of businesses
- Ample car parking and loading areas on site
- Popular mixed-use business park with easy access to A1 trunk road.
- Rent £75,000 per annum exclusive

Location

Unit 23 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. The property sits in a prominent position at the front of the Business Park.

Grantham has a population of approximately 44,580 (Census 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

Detached industrial premises that has warehouse, entrance lobby, offices, storage, kitchen and male, female and disabled WCs and extensive mezzanine.

The property was extensively refurbished in 2016 to include new roof and elevations.

Ideally suited for a range of commercial businesses.

Ample car parking and loading areas on site.

Business Rates

The property has a rateable value of £46,000 with rates payable of approximately £22,954 for the year 2026/27.

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be negotiated. 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.

Services

The property has a mains 3-phase electrical supply. The water and drainage are charged via submeter by the Landlord.

The services have not been tested and interested parties should make their own investigations as to the suitability of the services for their intended use.

Energy Performance Certificate

The property has an Energy Performance asset rating of Band C (68), certificate available on request.

Service Charge

A service charge of 7.5% of the rent is levied on this property for the maintenance of the Business Park common areas.

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.



View of warehouse



View of warehouse from mezzanine floor



View inside the warehouse looking towards mezzanine floor, offices and main entrance



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