

## STORAGE UNIT - TO LET

STORAGE UNIT, WARREN FARM, GORSE LANE,  
GRANTHAM NG32 1AP

- GIA approx 4,276 sq. ft (397.3 sq. m)
- 3 phase electricity supply, 2 doors, lighting and concrete floor.
- New effective full repairing and insuring lease available for a term to be negotiated.
- Well located approx 1 mile from A1.

**William Gaunt**

Brown & Co

M: 07919 694235

T: 01522 504322

E: [william.gaunt@brown-co.com](mailto:william.gaunt@brown-co.com)

**RENT: £20,000 P.A.X. LEASEHOLD | 397.3 SQ.M (4,276 SQ.FT)**

Lincoln

5 Oakwood Road, Doddington Road, Lincoln, LN6 3LH

T 01522 457800 | E [lincoln@brown-co.com](mailto:lincoln@brown-co.com)

**BROWN & CO**

## LOCATION

The Unit is well located on Gorse Lane which is approximately 1.1 miles from A1 and 2.6 miles South West from the Town centre of Grantham.

## DESCRIPTION

A terraced Storage Unit of steel framed construction covered with metal cladding above and to the roof. The Unit benefits from sliding doors, concrete flooring, lighting and a 3 phase electricity supply. The Unit has a minimum eaves height of approximately 4.3 metres and a maximum ridge height of approximately 6.5 metres.

Externally there is parking/yard to the front.

## ACCOMMODATION

The Unit comprises as follows and has been measured on a gross internal area basis:

Description	Sq.ft	Sq.m
Warehouse/Storage Unit	4,276	397.3

## SERVICES

We understand that the property benefits from connection to mains electricity with 3 phase supply and water. We have not carried out any tests on any of the services or appliances within the property and prospective tenants are advised to arrange for their own tests to ensure that the services and utilities are in good working order prior to making a commitment to take a new lease in respect of the property.

## TOWN AND COUNTRY PLANNING

We understand that the Unit is suitable for Storage use only.

Interested parties should make their own enquiries of South Kesteven District Council Tel: 01476 406080 to ensure that their proposed use of the property is acceptable to the Local Planning Authority.

## LEASE TERM

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

## RENTAL TERM

The Unit is available at a rent of £20,000 exclusive of VAT at the appropriate rate.

## EPC

We understand the property is exempt.

## VAT

We understand that VAT will be charged on the rent.

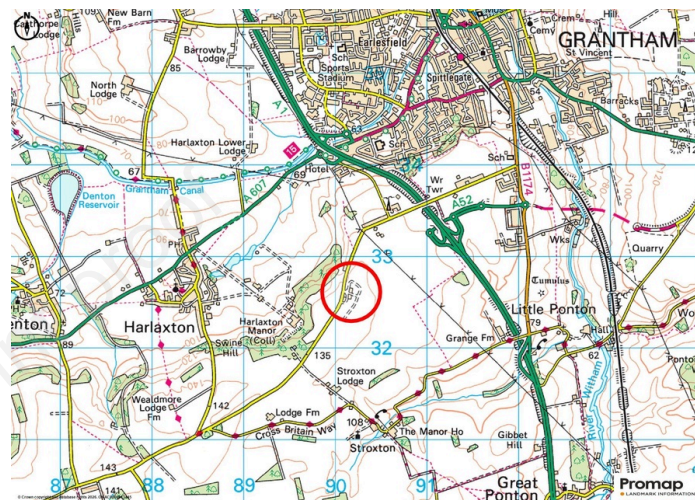
## LEGAL COSTS

Each party will be responsible for their own legal costs in respect of preparing any new lease negotiated.

## VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Brown&Co	William Gaunt
5 Oakwood Road	01522 504322
Lincoln	07919 694235
LN6 3LH	william.gaunt@brown-co.com



## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

## Lincoln

5 Oakwood Road, Doddington Road,  
Lincoln, LN6 3LH  
T 01522 457800 | E lincoln@brown-co.com

**BROWN & CO**  
Property and Business Consultants