

BUSINESS PREMISES TO LET

On the instructions of Springfield Park Properties Limited



Unit 21, Springfield Business Park, Caunt Road, Grantham, Lincolnshire, NG31 7FZ

- Detached business premises having prominent position on entrance to business park
- Approx 126 sq m (1,358 sq ft) net internal area.
- Currently configured for office use but suitable for alternative uses to include clinic, leisure, light industrial & retail (subject to planning)
- Sealed unit double glazing, part oil-fired central heating plus air conditioning
- Allocated car parking.
- Popular business park with easy access to A1 trunk road.
- Rent £12,000 per annum exclusive

01476 592960**Location**

Unit 21 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 premises with accommodation including entrance lobby, 4 individual offices, kitchen and male & female WCs. The property has a Gross Internal Area of approx 138 sq m (1,484 sq ft) and Net Internal Area of approx 126 sq m (1,340 sq ft).

There is air conditioning and central heating, double glazing, Cat II lighting, network trunking and vertical blinds to windows. There is a burglar alarm.

Designated parking area to the rear of the unit plus ample parking available on the Business Park.

Business Rates

The property has a Rateable Value of £7,900. Small business rate relief may be available which could reduce the rates payable by upto 100% – please enquire directly with South Kesteven District Council, telephone 01476 406080.

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be negotiated at a commencing rent of **£12,000 pax**. 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 unit has sub-metered electricity, oil and water.

Energy Performance Certificate

The property has an Energy Performance asset rating of Band C (51), certificate available on request.

Service Charge

A service charge of 7½% 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.



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