

BUSINESS UNIT To Let

Unit 4 Grantham Trade Park
Harlaxton Road
GRANTHAM NG31 7SA

Collins
& Jarvis

01962 626060
collinsjarvis.co.uk
CHARTERED SURVEYORS
COMMERCIAL PROPERTY
CONSULTANTS



* **Industrial ~ Warehouse ~ Trade Counter** *

314sq m (3,380 sq ft) approx

- Purpose built industrial / warehouse / trade counter unit
- Excellent Road Access to A607 / A1 / Central Grantham
- Sought after trading estate
- ADJACENT TO YESSS ELECTRICAL, SCREWFIX, EUROCELL, CITY PLUMB etc
- Available for immediate occupation, subject to contract, consents, completion of division work and legal formalities

LOCATION

Grantham Trade Park is located fronting the A607, a short distance to the south of Grantham town centre. This is Granthams best industrial and trade counter site in our view.

DESCRIPTION

Unit 4 is a modern trade counter / business space unit that is to be Let as a shell with capped off services ready for fitting out. Parking spaces, roller shutter door and separate customer entrance. Eaves height over 6m.

FLOOR AREAS

	sq m	sq ft
Ground floor	314.00	3,380

The area is estimated (on a gross internal basis) to be the area following division work that has yet to take place. Final areas are subject to measurement.

LEASE & RENT

The property is available by way of a sublease, or new lease direct from the Freeholder.
Guide Rent approx £40,000pa exclusive.

RATES

To be reassessed, following division. Applicants must make their own enquiries of the rating authorities before entering into a commitment.

POSSESSION & VIEWING

The property is available for occupation, subject to status, landlords consent and completion of legal formalities including division work.
For an appointment to view, please contact the sole agent Steven Collins of Collins & Jarvis.



Please Contact:

Steve Collins MRICS

info@collinsjarvis.co.uk



RICS

the mark of
property
professionalism
worldwide

Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.