

INDUSTRIAL TO LET

Units 9 & 10 Honeypot Lane

Grantham, NG33 5LY



Key Highlights

- 4 electric roller shutter doors
- Excellent access to A1
- LED lighting
- High eaves: 6.7m (22 ft)
- Secure and gated site
- External Yard

Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

[savills.co.uk](https://www.savills.co.uk)

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DESCRIPTION

The unit is of steel portal frame construction with full height cladding and 4 no. electric roller doors with an eaves height of 22ft (6.7m). The unit has two storey internal office store and an external office cabin with adjacent WC block.

There are two transformers on site providing 1,500KVA and 500 respectively).

ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit - 9 & 10	12,150	1,129
1st - - floor canteen/office	243	23
Ancillary - Office Cabin	527	49
TOTAL	12,920	1,200

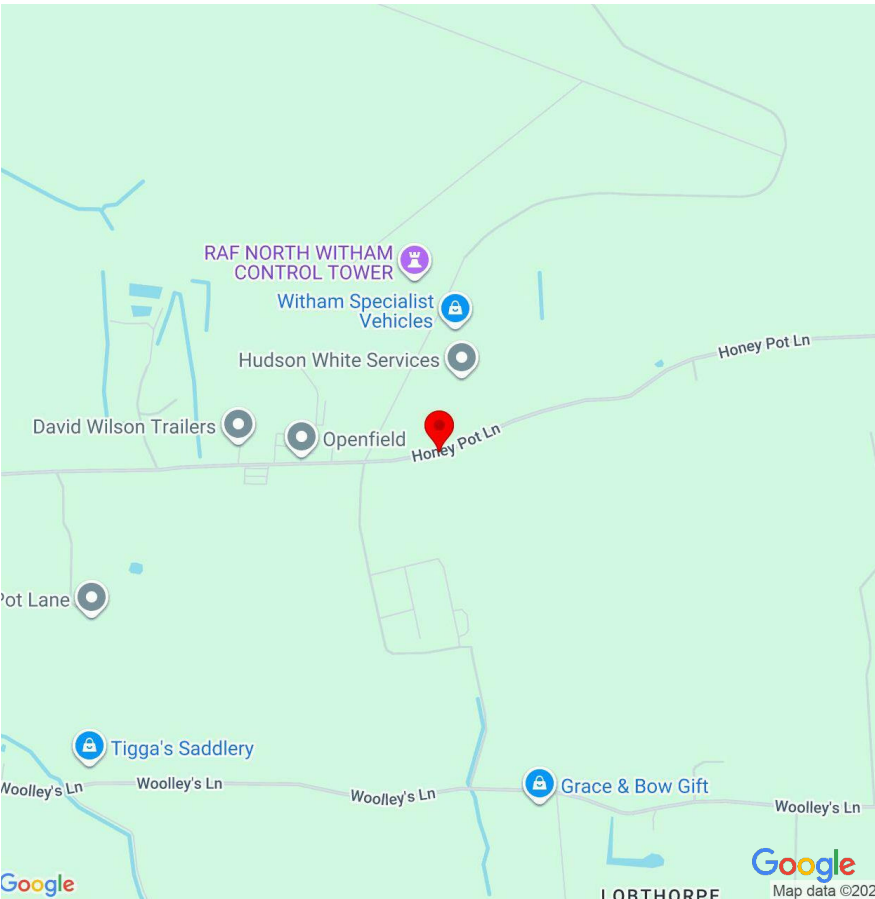
LOCATION

Honeypot Lane Industrial Estate has access to the southbound carriageway of the A1 and is situated on the southern side of Honeypot Lane. It is approximately 7 miles south of Grantham, 12 miles west of Bourne and 15 miles north of Stamford.

The Estate comprises a 20 acre site consisting of 18 factory/warehouse units.

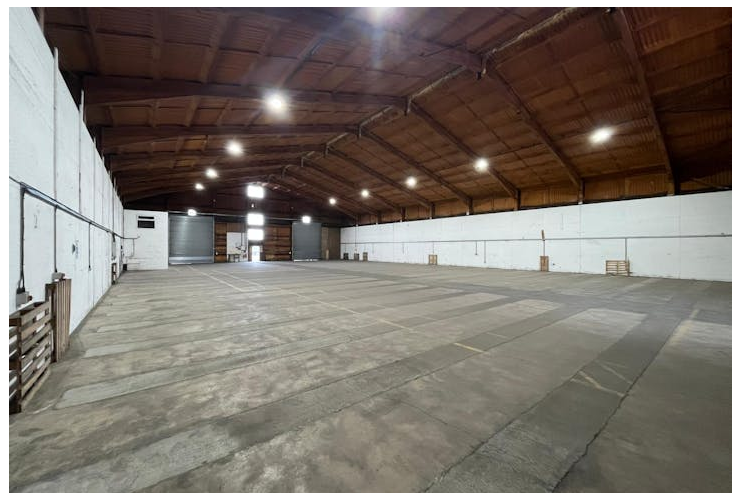
SPECIFICATIONS

- High eaves unit
- Secure site
- Very close proximity to A1
- LED lighting



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VIEWINGS

Strictly by appointment with the joint agents Savills (01733 344414) and Commercial Property Partners (01158966611).

TERMS

The premises are immediately available by way of a new full repairing and insuring lease on terms to be agreed at a rent of £5.25 PSF.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

BUSINESS RATES

RV = £44,000 with rates payable of £19,008.

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

SERVICE CHARGE

There is an estate service charge payable for the up keep of the common areas.

EPC

C Rating.

LEGAL COSTS

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FLOOR PLANS

Available upon request.

CONTACTS

For further information please contact:

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