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## DETACHED LIGHT INDUSTRIAL UNIT TO LET



### Unit 15 Belton Lane Industrial Estate, Grantham NG31 9HN

- Detached workshop unit with offices approx. 2,931 ft<sup>2</sup> (272.4 m<sup>2</sup>) plus secure yard.
- Popular and established industrial estate location.
- Approx. 1 mile to town centre amenities, train station (London 1 hr 10 mins) and A1/A52 trunk road. Easy access to A607 (2 miles)
- TO LET @ £15,000 pa exclusive



**01476 589596**



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## DESCRIPTION & LOCATION

Belton Lane Industrial Estate is a popular and established trading estate and is located within a short distance of the town centre with excellent links to A1, A52 & A607.

The premises comprise a detached warehouse/workshop unit with secure yard to side & rear.

## ACCOMMODATION

The accommodation consists briefly of the following:-

Accommodation	ft <sup>2</sup>	m <sup>2</sup>
Workshop with roller shutter door to front and rear elevations	2,479	230.4
Offices/Ancillary	452	42.0
<b>TOTAL (Gross Internal Area)</b>	<b>2,931</b>	<b>272.4</b>

(All areas quoted are for guidance only)

## EXTERNALLY

The premises have the added benefit of a secure yard area with vehicular access to both sides of the unit and car parking adjacent to the front.

## SERVICES

All mains services are available for connection to the premises. Prospective occupiers are advised to make their own enquiries to the relevant utility companies as to the suitability or capacity of these services.

## RATEABLE VALUE

The premises have a Rateable Value of £15,000 and is described as Factory & Premises. For enquiries regarding rates payable, please contact SKDC - Tel: 01476 406080

## TENURE & RENT

The unit is available To Let on a new Full Repairing & Insuring lease for a term to be negotiated at an initial rent of £15,000 p.a.

## ENERGY PERFORMANCE

An EPC has been commissioned. A copy of the certificate will be available on request.

## VAT

VAT is not payable in respect of this property.

## COSTS

The incoming tenant to be responsible for the Landlord's reasonable legal costs incurred, in creating the lease.

## FURTHER DETAILS

For further information relating to this property or to arrange a viewing contact:-

Wood Moore & Co Ltd  
Autumn Park Business Centre  
Dysart Road  
Grantham  
NG31 7EU

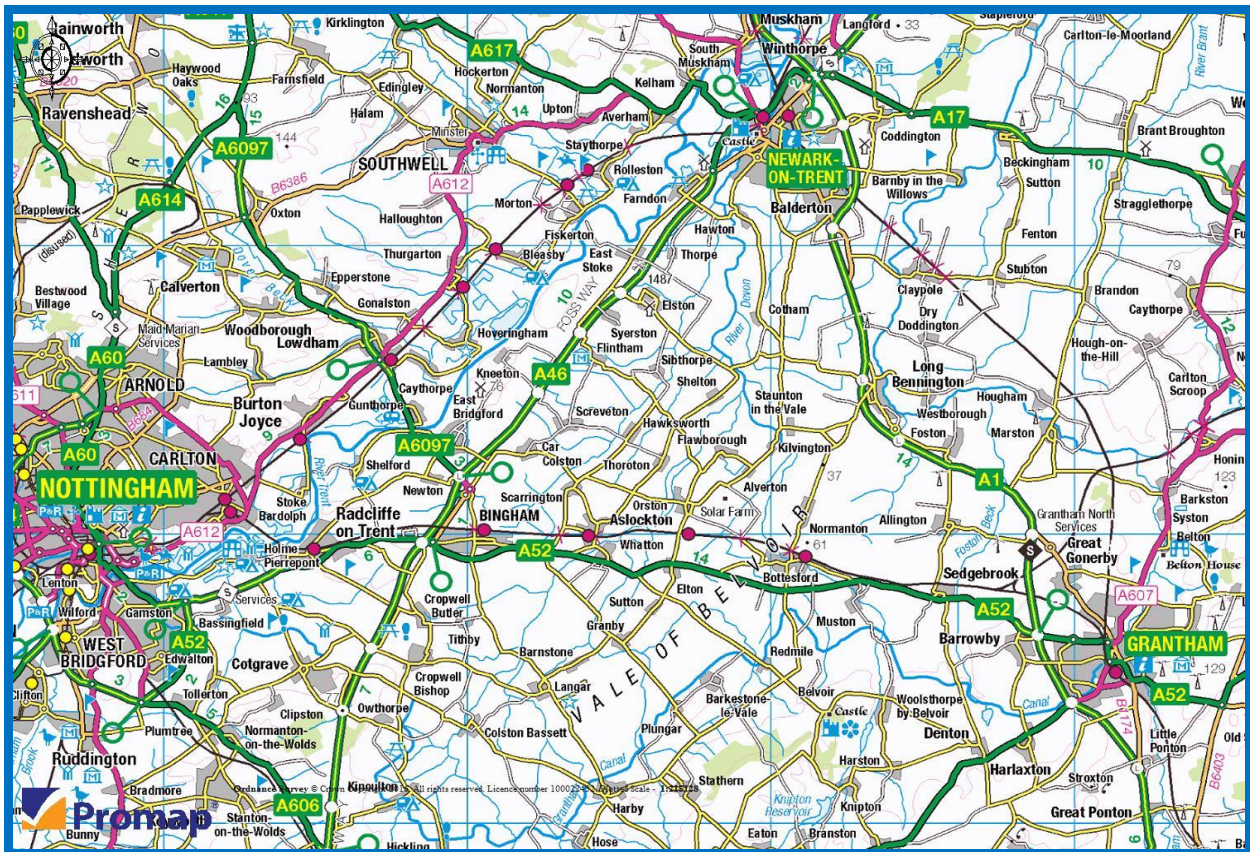
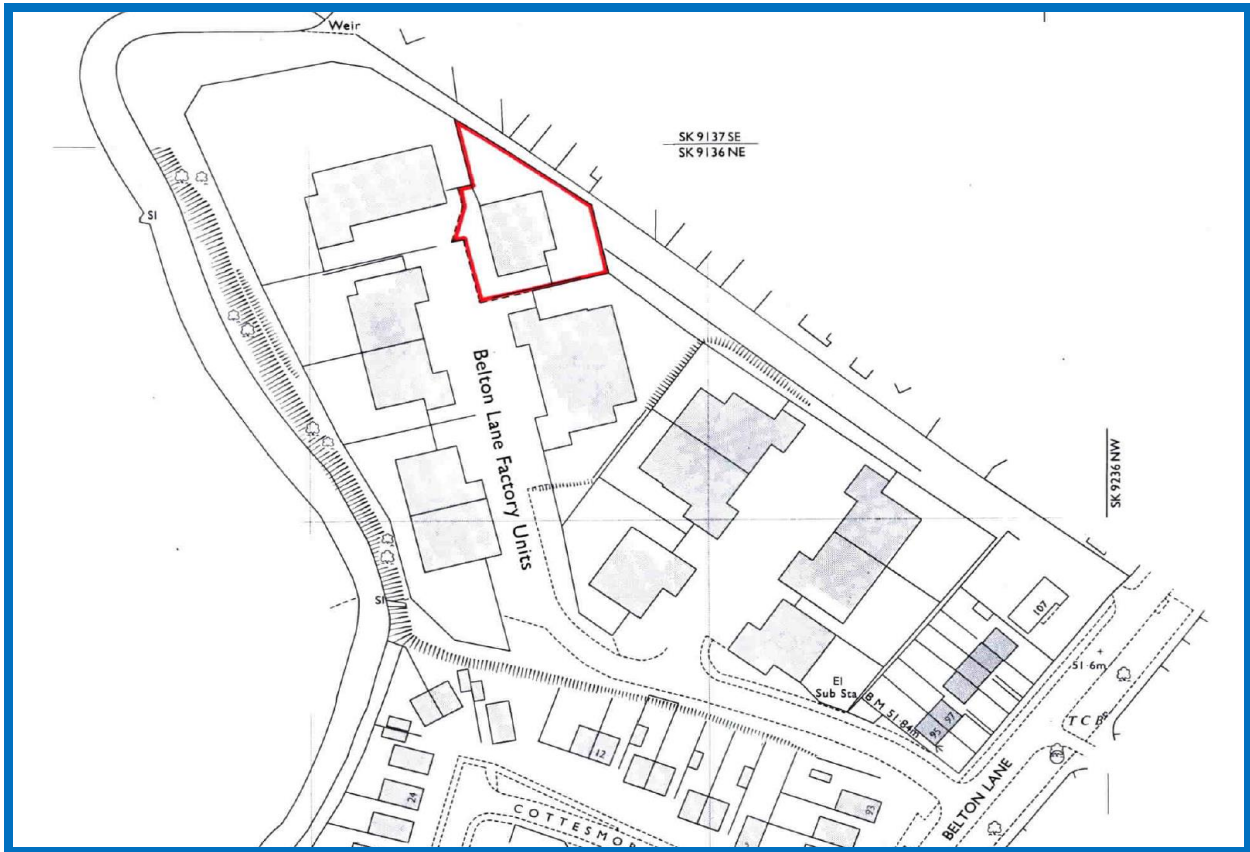
Tel: 01476 589 596

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(Not to scale - For identification purposes only)