



UNIT 19 & 20 AUTUMN PARK INDUSTRIAL ESTATE, GRANTHAM NG31 7DD

- Warehouse unit in popular secure private estate location
- Unit 19 - 1,972 ft² (183.2 m²) incorporating 507 ft² (47.1 m²) offices with mezzanine storage over. Unit 20 - 4,090 ft² (380 m²)
- Total Floor Area 6,569 ft² (610.30 m²)
- Recently refurbished to a high standard
- TO LET @ £30,000 pa (may split)
- Available by assignment or on new sub-lease by negotiation

LOCATION

Autumn Park is a popular and established trading estate with prominent frontage to Dysart Road. The estate is located within a short distance of the town centre with excellent links to A1.

Grantham is an attractive and popular market town with a resident population in the order of 38,000 serving a large catchment area. The town is well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within an hours drive.

DESCRIPTION

Recently refurbished good quality warehouse premises in a secure private estate location. The unit has a concrete floor with 2 roller shutter loading doors & offices with mezzanine storage over.

Accommodation

Description	ft ²	m ²
UNIT 20 - WAREHOUSE	4,,090	380
UNIT 19 - WAREHOUSE with offices & mezzanine storage over	2,479	230.3
GIA	6,569	380

Externally

There is tarmac/concreted parking to the front side and rear of the property with delivery/loading to the front.

BUSINESS RATES

Unit 19 has a Rateable Value of £14,750.

Unit 20 has a Rateable value of £8,200.

All enquiries regarding Rates Payable should be made to South Kesteven District Council 01476 406080

SERVICES

All mains services are available for connection. Interested parties should satisfy themselves as to the suitability & capacity of the services for their intended use.

ENERGY PERFORMANCE

The property has an EPC Rating of D (92). A copy of the certificate is available on request

TENURE

The property is available TO LET either by way of an assignment of the existing lease expiring Jan 2026 at a rent of £30,000 p.a. Alternatively, consideration may be given to a new sub-lease of Unit 20 at £20,000 p.a.

SERVICE CHARGE

A service charge is payable in respect of the common areas and services on the estate. The charge due for the current year is £1,851.86

VAT

All sums quoted are exclusive of VAT which is payable at the prevailing rate.

COSTS

Each party to be responsible for their own legal and other costs incurred in any assignment or sub-lease.

VIEWING

For further information or to arrange a viewing, please contact:

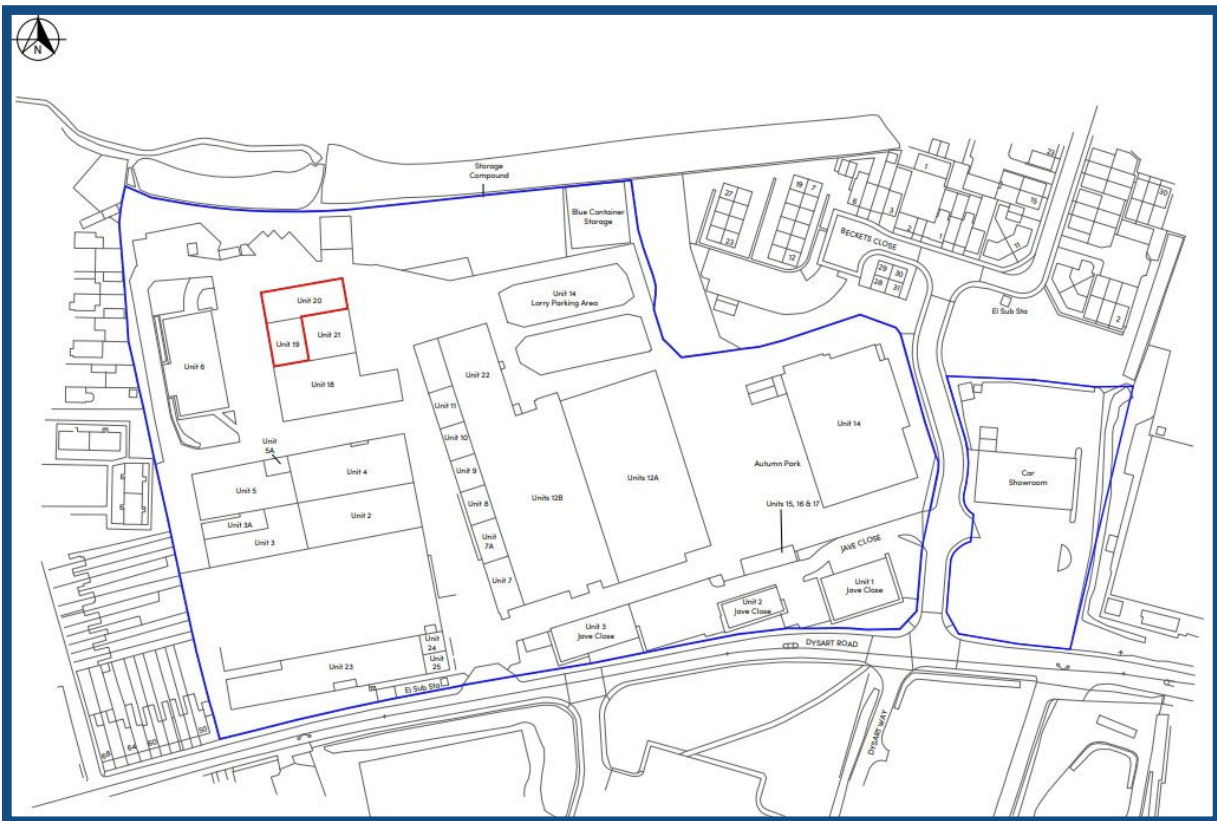
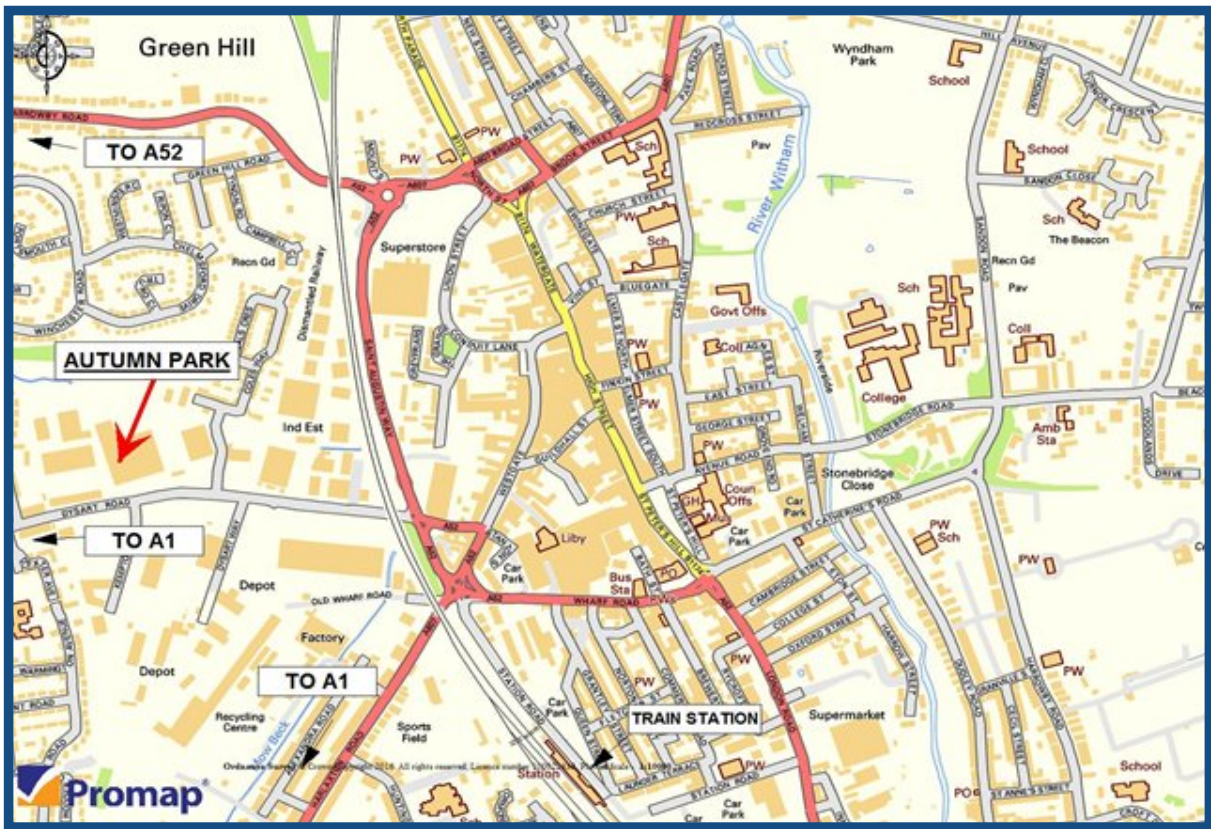
Garry Wood MRICS

E: garry@woodmoore.co.uk

M: 07790 831915 or Office: 01636 610906



Internal View of Warehouse



Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) All premises are offered subject to contract and availability. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility on the part of the vendor, Wood Moore & Co or any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement or representation upon which any reliance can be placed. (iii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iv) Neither Wood Moore & Co Ltd nor any of their agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. (v) All prices and rents quotes are exclusive of, but may be liable to, VAT at the prevailing rate