



AUTUMN PARK, DYSART ROAD, GRANTHAM NG31 7EU

- High quality office accommodation with unrestricted on-site car parking.
- Self-contained Ground Floor suite extending to 5,303 ft² (492.7 m²)
- Close to town centre amenities and train station (London 1hr 10 minutes)
- Prominent position within walking distance of train station and with easy access to A1, A52 & A607

LOCATION

Autumn Park Business Centre is a popular and established office location with prominent frontage to Dysart Road. The offices are 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

The Ground Floor suite benefits from it's own self-contained entrance and reception, together with immediately adjacent visitor parking as well as unrestricted parking in the main Business Centre car park. Attractive professional offices with partial air-conditioning.

Accommodation

| Office | ft ² | m ² |
|--|-----------------|----------------|
| Ground Floor | | |
| Reception, general & modular office accommodation | 5,303 | 492.7 |

BUSINESS CENTRE

Use of the meeting room facilities within the main business centre (subject to availability) is available at no extra cost.

SERVICES

Mains electricity, water & drainage are connected to the premises. The tenant to be responsible for the cost of utilities consumed.

ENERGY PERFORMANCE

The property has an EPC Rating of 105

TENURE

The offices are available To Let on an internal repairing basis for a term to be agreed at an initial on standard 3-year agreement with annual options to break (if required). Incentives available where tenants are prepared to commit beyond the 12 month minimum term £44,950 p.a.

BUSINESS RATES

All offices are individually assessed with the majority below the threshold for 100% rate relief. Enquiries regarding eligibility for rate relief should be made to South Kesteven District Council - Tel: 01476 406080.

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 the creation of a new lease.

VIEWING

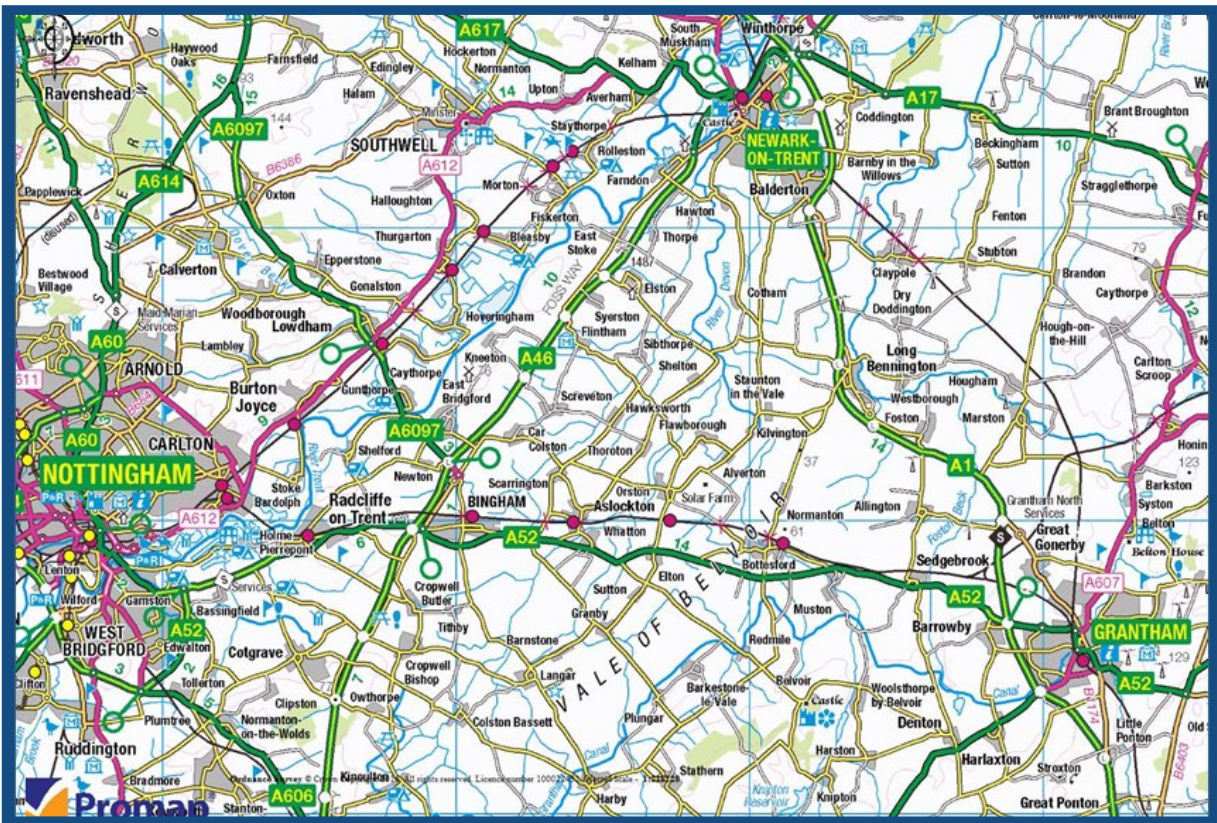
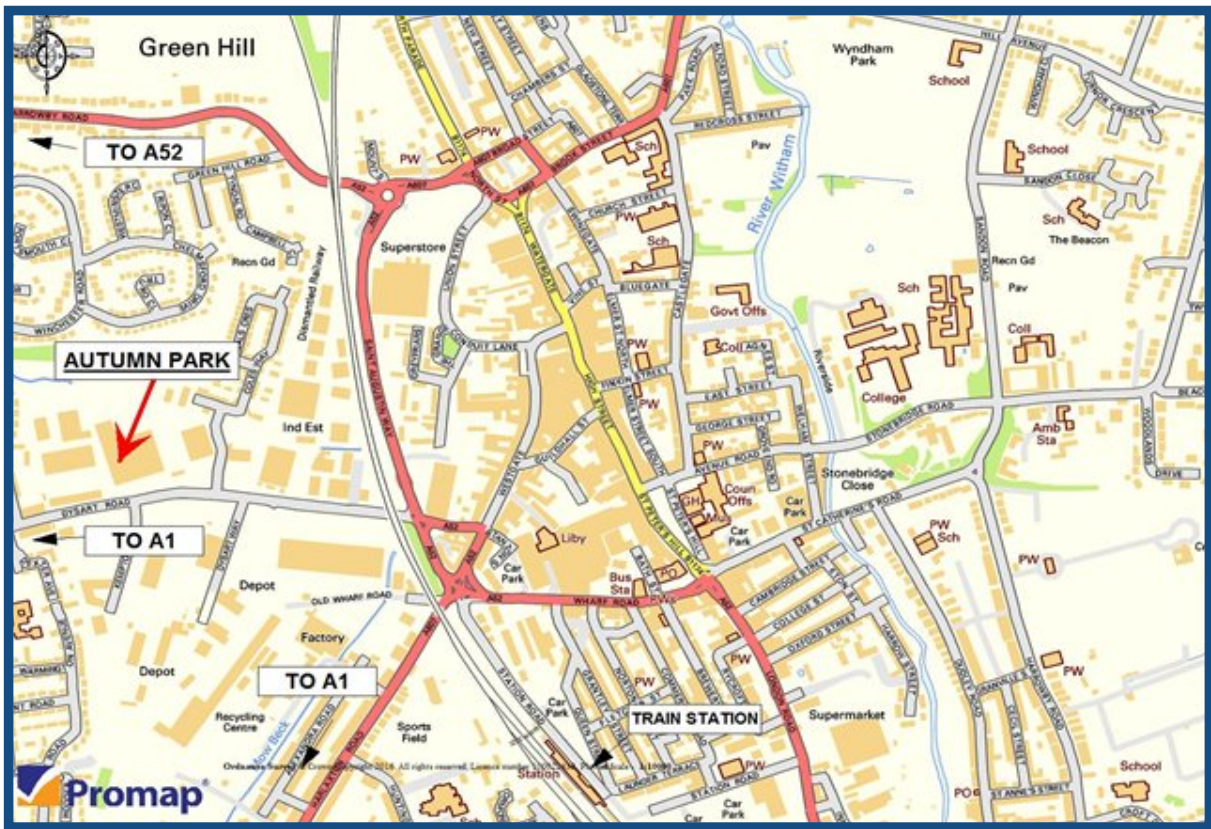
For further information or to arrange a viewing, please contact:

E: enquiries@woodmoore.co.uk

T: 01636 610906



Internal View of Office Accommodation



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