



WOOD MOORE & CO.



UNIT 10 WOODLAND DRIVE, ALMA PARK, GRANTHAM NG31 9SR

- **Modern warehouse unit in popular established estate location**
- **4,520 ft² (419.9 m²) plus canopy 387 ft² (36.0 m²) & secure yard to side**
- **5.0 m eaves with 3 roller-shutter doors**
- **Excellent location with easy access to A1, A607 & A17**
- **TO LET on a new lease at £24,500 p.a.**

Wood Moore & Co | Navigation House | 48 Millgate | Newark | NG24 4TS
01636 610906 | enquiries@woodmoore.co.uk | www.woodmoore.co.uk



LOCATION

Alma Park 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.

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

A modern detached portal framed industrial/storage unit built 2005 providing good quality workshop/storage space with secure yard to side.

Accommodation

Description	ft ²	m ²
WORKSHOP	4,520	419.9
CANOPY	387	36.0
GIA	4,907	455.9

Externally: there is an enclosed tarmac surfaced yard to the side providing parking/external storage.

Agents Note: Although the unit was built with provision for welfare & office facilities, these were not installed as they were not required by the previous occupier. An allowance for installation of welfare/office provision can be made by agreement (subject to lease terms).

BUSINESS RATES

The property currently forms part of a combined rating assessment (together with Unit 12 Woodland Drive) with a Rateable Value of £45,500. This assessment will need to be split if the properties are occupied separately. All enquiries regarding Rates Payable should be made to South Kesteven District Council 01476 406080

ENERGY PERFORMANCE

The property has an EPC Rating of C (53). A copy of the certificate is available on request.

SERVICES

Mains 3-phase electricity, water & drainage services are available for connection to the property. There is no heating installed at the property. Interested parties should make their own enquiries to the relevant utility providers as to the capacity & suitability of the services for their intended use.

TENURE

TO LET by way of a new Full Repairing & Insuring lease at an initial rent of £24,500 p.a.

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:

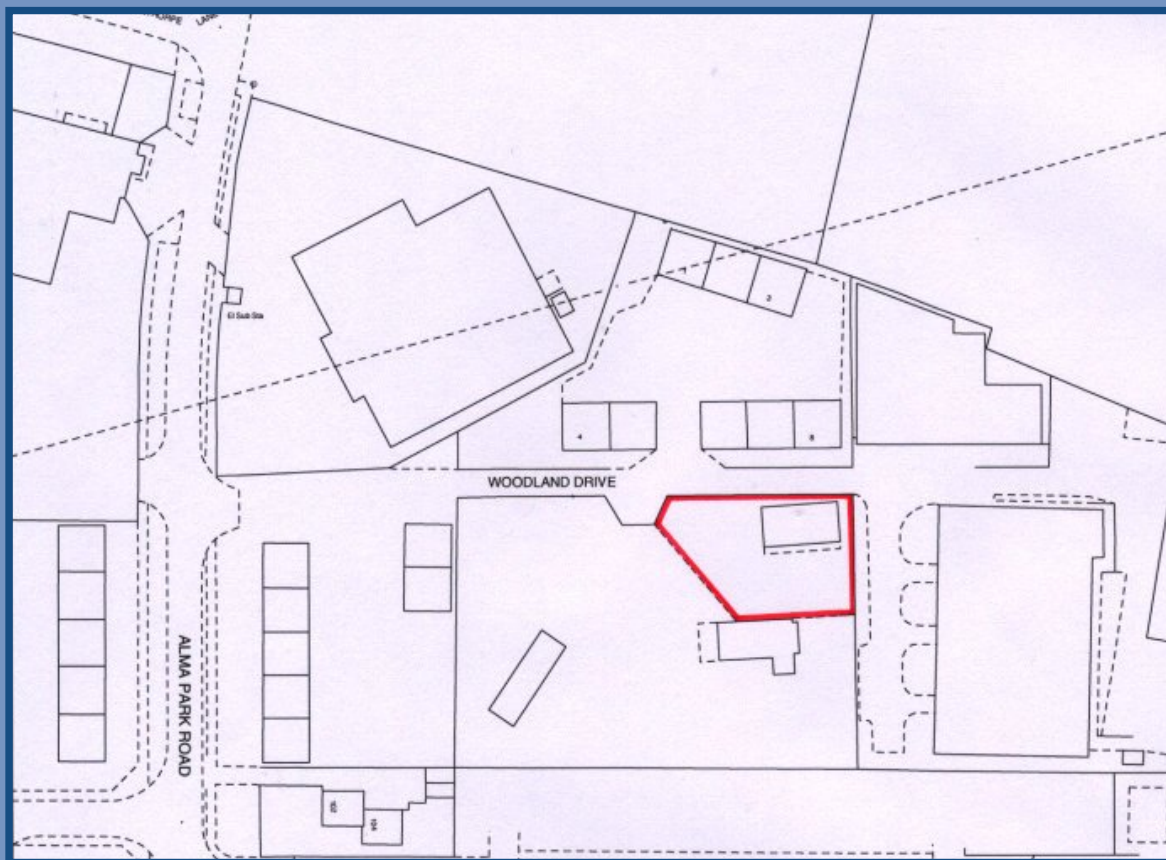
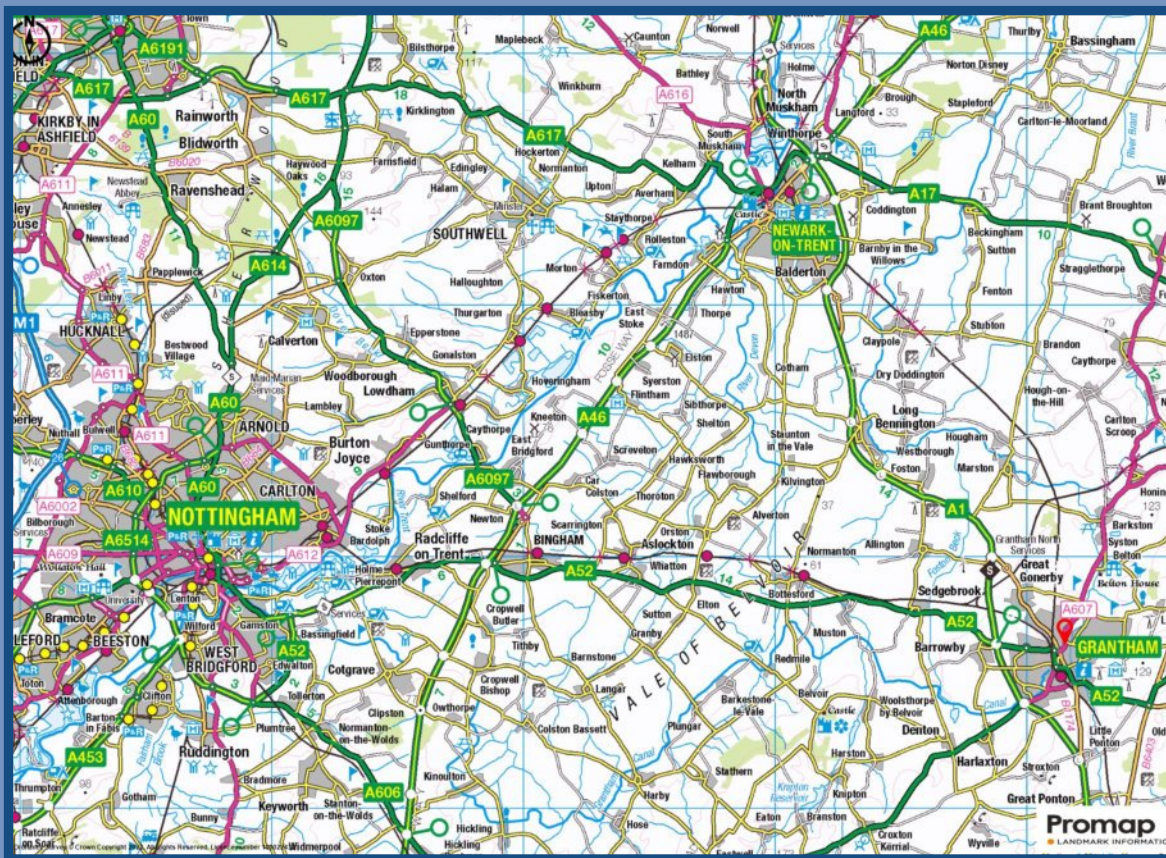
Garry Wood MRICS

E: garry@woodmoore.co.uk

M: 07790 831915 or Office: 01636 610906



External View of Warehouse & Yard Area



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