



AUTUMN PARK BUSINESS CENTRE, GRANTHAM NG31 7EU

- High quality office accommodation with unrestricted on-site car parking.
- Competitive inclusive rents to include utilities, free broadband and meeting facilities, 24/7 access, & controlled door access
- Individual office sizes from 98 ft² (9.10 m²) to 651 ft² (60.48 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 property benefits from an attractive main reception area with free meeting & conferencing facilities. For further details please visit the Business Centre's dedicated website <http://autumnparkbusinesscentre.co.uk/>

Autumn Park Business Centre is always popular with existing tenants regularly 'trading up' to larger offices as and when they become available and, as such, availability regularly changes – we would recommend that interested parties always call to confirm current availability.

Accommodation

Office	ft ²	m ²	Rent p.a.
GF			
50-51	651	60.48	£19,530
FF			
29-30	458	42.55	£13,740
38	98	9.10	£2,940
40	172	15.98	£5,160
45-47	496	46.08	£14,887

SERVICES

The offices are provided inclusive of utilities, broadband, heating, use of meeting facilities common area cleaning & car parking.

ENERGY PERFORMANCE

The property has an EPC Rating of 105 (E)

TENURE

The offices are available To Let on standard 3-year agreements with mutual annual options to break. A rent deposit equal to 3-month's rent is payable.

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 Reception

