



WOOD MOORE & CO.



UNIT 12 WOODLAND DRIVE, ALMA PARK, GRANTHAM NG31 9SR

- **Workshop/ warehouse unit in popular established estate location**
- **7,936 ft² (737.5 m²) with 3.6 m min. eaves plus 1,912 ft² (177.7 m²) mezzanine with yard/car-park to side**
- **Excellent location with easy access to A1, A607 & A17**
- **Good quality office and welfare accommodation**
- **TO LET on a new lease at £34,000 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 detached portal framed industrial unit built c.1990 providing good quality workshop & office accommodation extending to:

Accommodation

Description	ft ²	m ²
WORKSHOP	6,551	608.8
MEZZANINE	1,912	177.7
OFFICES	1,385	128.7
GIA	9,848	915.2

Externally: there is a concrete forecourt providing loading/unloading together with a yard to the side currently used for car parking.

BUSINESS RATES

The property currently forms part of a combined rating assessment (together with Unit 10 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 (60). A copy of the certificate is available on request.

SERVICES

Mains 3-phase electricity, water & drainage services are connected to the property. Heating to the workshop is via oil fired space heater, heating to the office accommodation is via combined electrical heating/cooling units. 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 £34,000 p.a.

VAT

We are advised that VAT is not payable is not payable in respect of the rent on this property.

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:

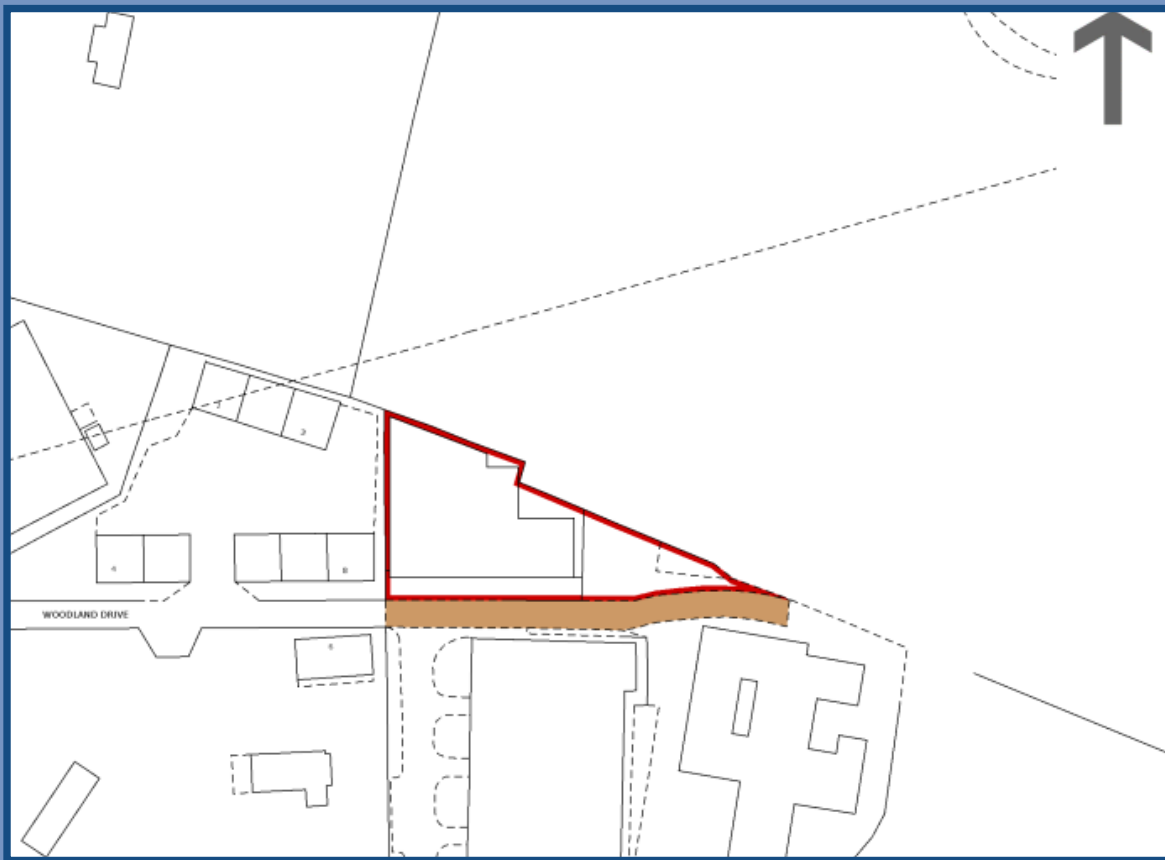
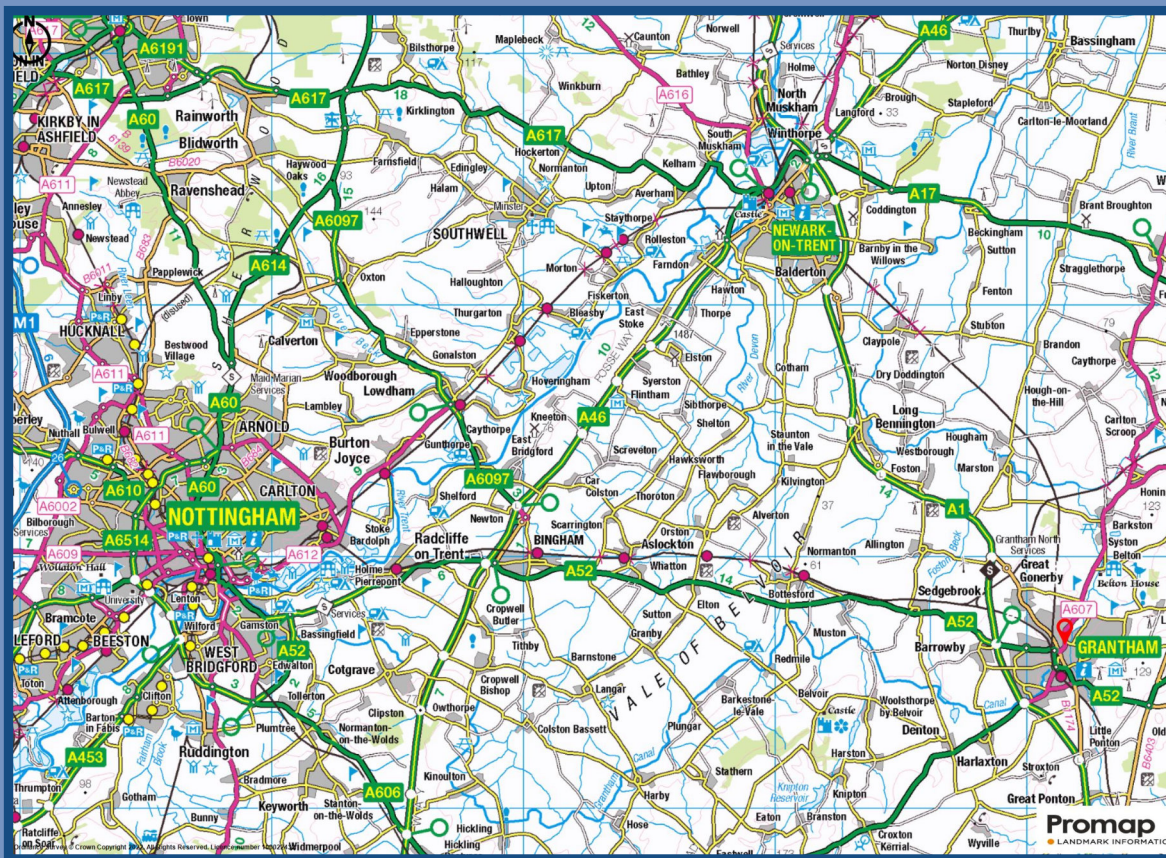
Garry Wood MRICS

E: garry@woodmoore.co.uk

M: 07790 831915 or Office: 01636 610906



Internal View of Workshop



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