



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

- Modern warehouse unit in popular established estate location
- 4,520 ft<sup>2</sup> (419.9 m<sup>2</sup>) plus canopy 387 ft<sup>2</sup> (36.0 m<sup>2</sup>) & 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.

## 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 <sup>2</sup>	m <sup>2</sup>
<b>WORKSHOP</b>	4,520	419.9
<b>CANOPY</b>	387	36.0
<b>GIA</b>	4,907	455.9

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

## 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 connected 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.

## BUSINESS RATES

The property has a Rateable Value of £16,250. All enquiries regarding Rates Payable should be made to South Kesteven District Council 01476 406080

## 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:

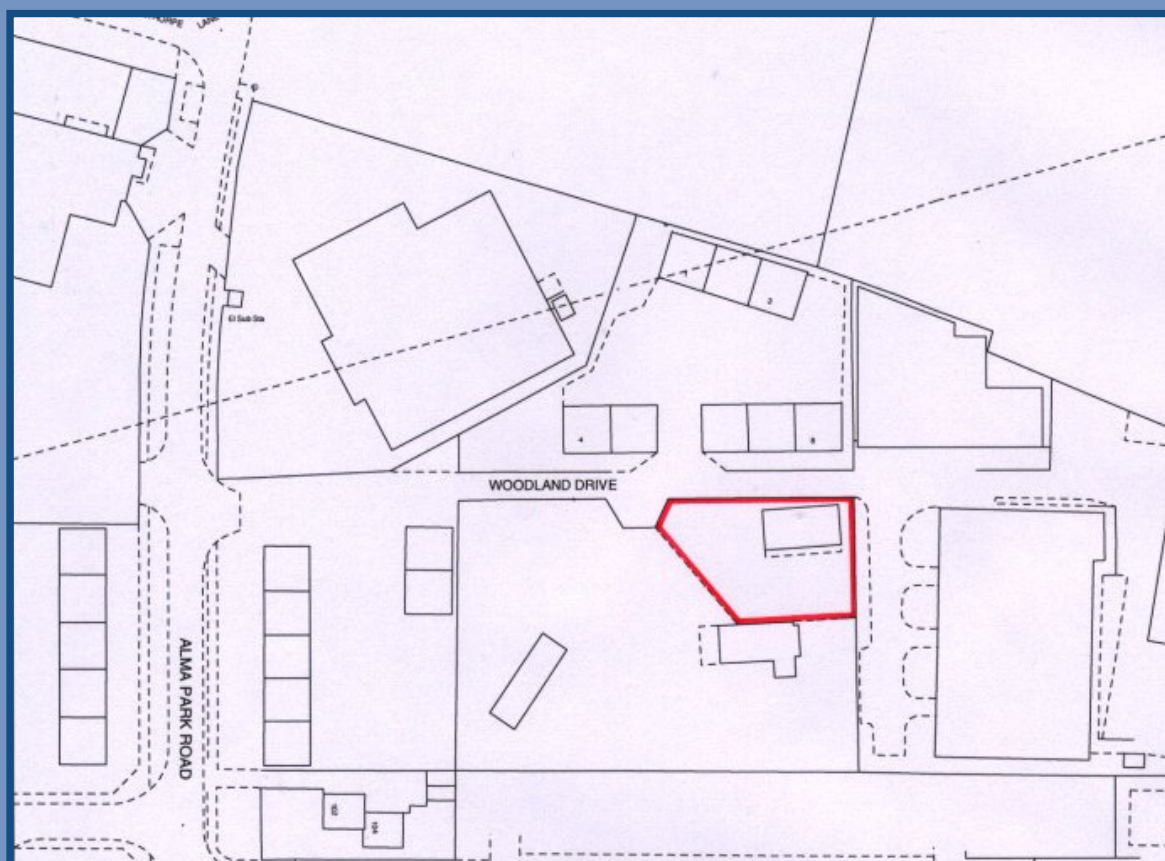
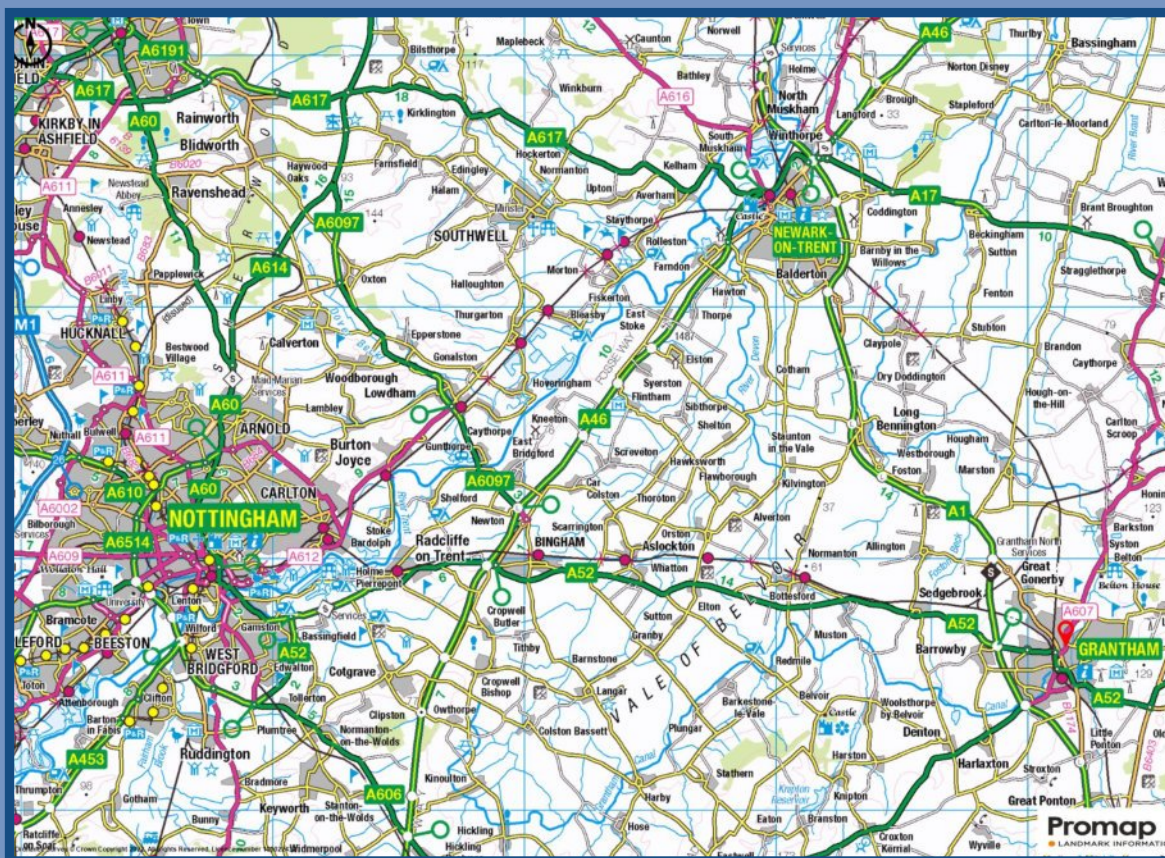
Garry Wood MRICS

E: [garry@woodmoore.co.uk](mailto:garry@woodmoore.co.uk)

M: 07790 831915 or Office: 01636 610906



**External View of Warehouse & Yard Area**



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