



UNIT 4 LAUGHTONS FARM, HOUGHAM, GRANTHAM NG32 2AG

- Purpose built grain store building in farmyard location near to the A1
- 7,200 ft² (668.9 m²) stores/workshop with concrete apron to front
- Discreet farmyard location approx. mid-way between Newark & Grantham
- Easy access to A1 (3 m) & A17 (5 m), Grantham (6 m) & Newark (9 m)
- TO LET on new lease at £18,000 p.a.

LOCATION

The premises are discreetly situated off Brandon Road, Hougham approx mid-way between Newark Grantham with easy access to the A1 trunk road mid-way between Newark & Grantham. The larger centres of Nottingham & Lincoln are approx. 30 & 23 miles away respectively both are which are easily accessed via the A1/A46 dual carriageways. Both Newark and Grantham offer regular high-speed rail links to London Kings Cross (approx.70 minutes from Newark Northgate).

DESCRIPTION

A purpose built steel portal framed agricultural store with concrete grain walling to approx 2 m height with.

Accommodation

Description	ft ²	m ²
WAREHOUSE/WORKSHOP		
Incorporating small portakabin type office	7,200	668.9
TOTAL NIA	7,200	668.9

Externally there is a concrete apron in front of the unit.

SERVICES

Mains 3-phase electricity and water connected (NB electricity supply is sub-metered from the main incoming farm supply).

ENERGY PERFORMANCE

The property has no heating or cooling installations and as an agricultural building is therefore EPC exempt

BUSINESS RATES

The property is an agricultural building and is not therefore assessed for business rates.

TENURE & RENT

The Unit is available TO LET on a new Full Repairing & Insuring lease for a term to be agreed at a rent of £18,000 p.a.

COSTS

Each party to be responsible for their own legal & professional costs incurred in creating the tenancy although it is anticipated that the Landlord will use their own short form in-house tenancy agreement

VAT

All sums quoted are exclusive of VAT which is payable at the prevailing rate.

VIEWING

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

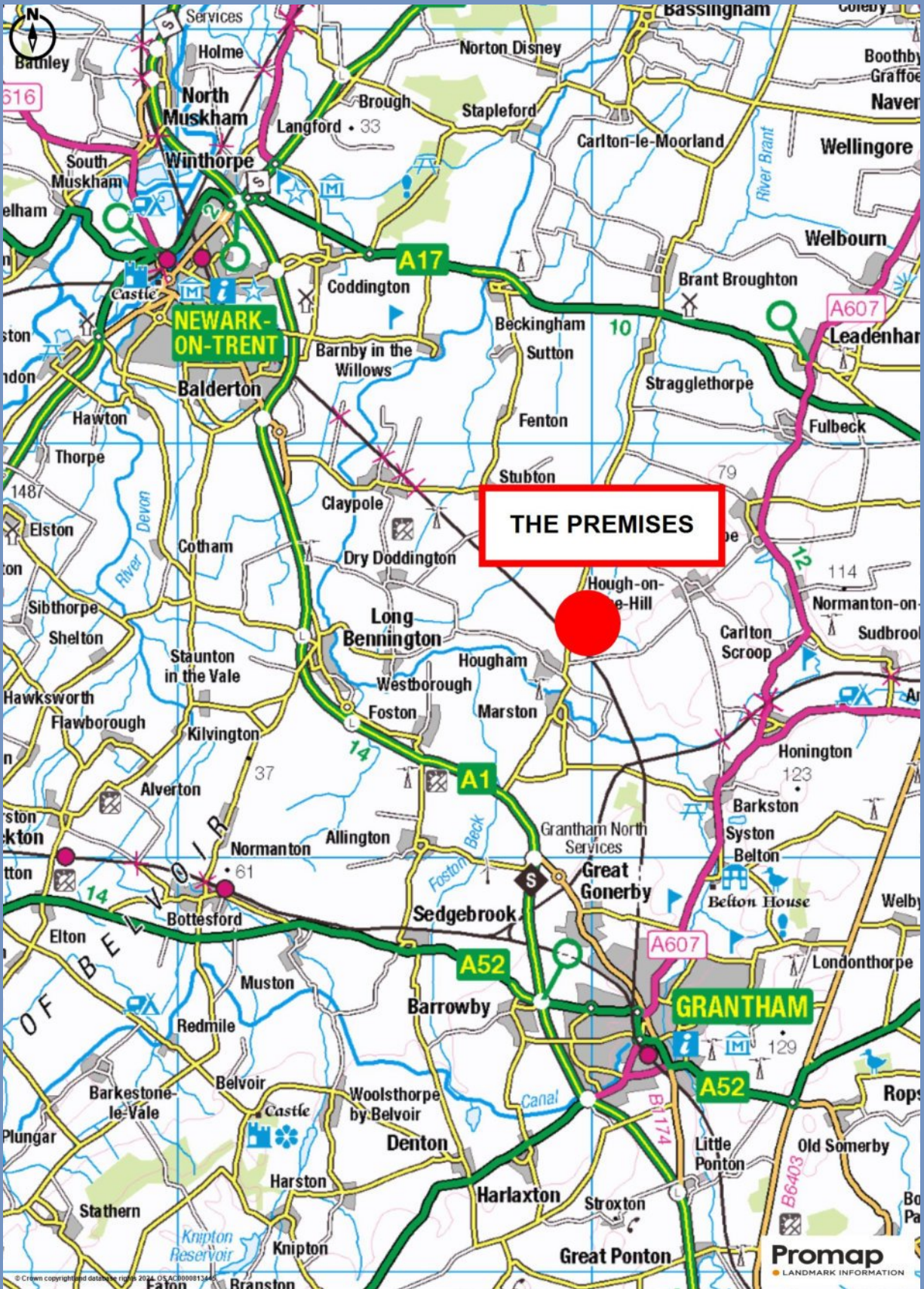
Garry Wood MRICS

E: garry@woodmoore.co.uk

M: 07790 831915 or Office: 01636 610906



General Internal View of Unit



Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) All premises are offered subject to contract and availability. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility on the part of the vendor, Wood Moore & Co or any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement or representation upon which any reliance can be placed. (iii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iv) Neither Wood Moore & Co Ltd nor any of their agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. (v) All prices and rents quotes are exclusive of, but may be liable to, VAT at the prevailing rate