



# WOOD MOORE & CO.



UNITS A1 & A2 DYSART ROAD INDUSTRIAL ESTATE, GRANTHAM NG31 7EJ

- Prominent trade counter unit in popular town centre location
- Unit A1 - 5,095 ft<sup>2</sup> (473.5 m<sup>2</sup>) & Unit A2 - 5,100 ft<sup>2</sup> (473.8 m<sup>2</sup>).
- Total 10,195 ft<sup>2</sup> (947.3 m<sup>2</sup>) with yard/parking to front & rear.
- Fit out incentives available
- TO LET @ £7.50 ft<sup>2</sup> (can split)

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## LOCATION

Dysart Road is a popular and established trading location with a mixture of industrial, trade counter, office and retail uses all in close proximity. The estate is located within a short distance of the town centre.

Grantham is an attractive and popular market town with a resident population in the order of 40,000 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

Former Plumb Centre premises, stripped out to a shell finish. Fit out incentives by way of an initial rent free period is available by negotiation (subject to lease term and status).

### Accommodation

Description	ft <sup>2</sup>	m <sup>2</sup>
<b>UNIT A1- WAREHOUSE with yard/parking to front</b>	5,095	473.5
<b>UNIT A2 - WAREHOUSE with yard/parking to rear</b>	5,100	473.8
<b>GIA</b>	10,195	947.3

## SERVICES

All mains services are available for connection. Interested parties should satisfy themselves as to the suitability & capacity of the services for their intended use.

## BUSINESS RATES

Unit A1 has a Rateable Value of £21,750.

Unit A2 has a Rateable Value of £22,250.

All enquiries regarding Rates Payable should be made to South Kesteven District Council 01476 406080

## ENERGY PERFORMANCE

Both the units have expired EPC's (A1- D76 & A1 - D89). New certificates have been commissioned and will be available on request.

## TENURE

The units are available TO LET on a new Full Repairing & Insuring lease(s). Sections 24-28 of the Landlord & Tenant Act to be excluded.

<b>Unit A1</b>	£39,950 + VAT
<b>Unit A2</b>	£35,700 + VAT
<b>Units A1 &amp; A2 combined</b>	£76,462 + VAT

## SERVICE CHARGE

A modest service charge is payable in respect of the common areas and services on the estate. The charge due for the current year is £TBC

## 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 creation of a lease(s).

## VIEWING

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

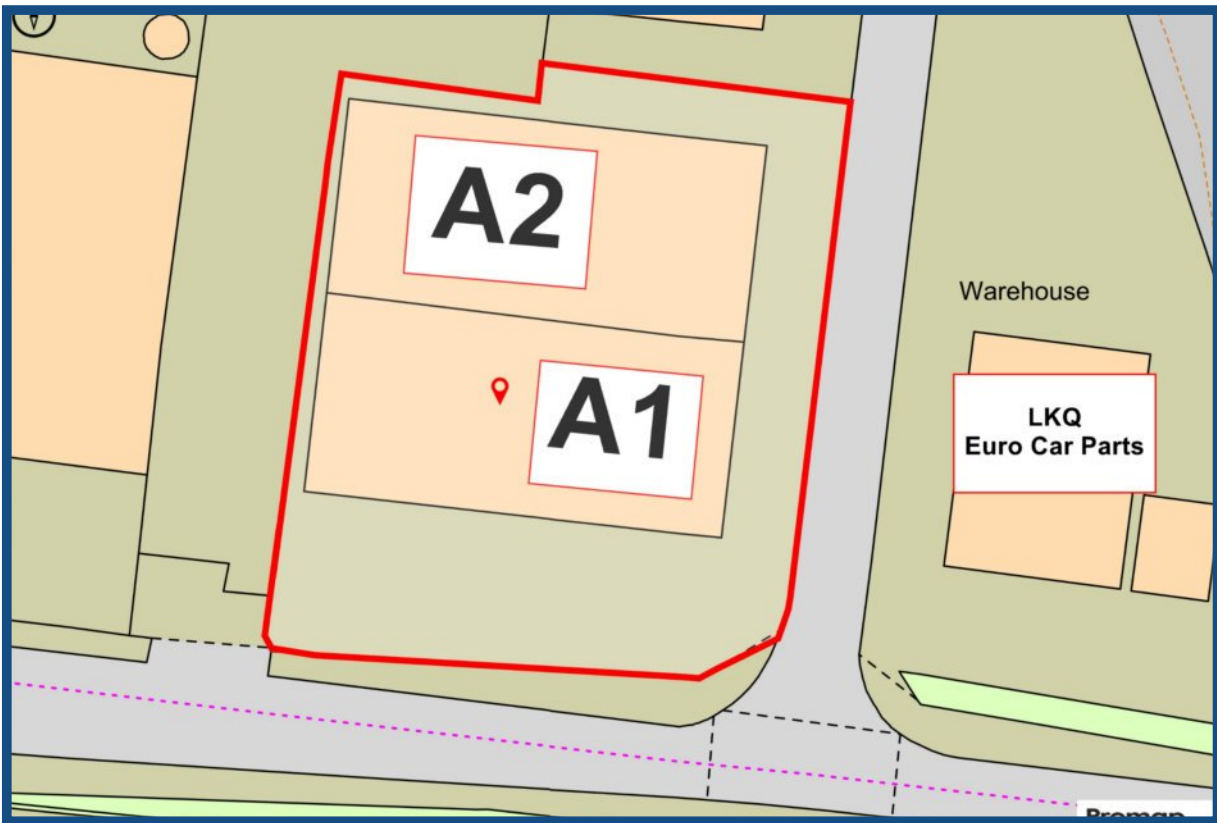
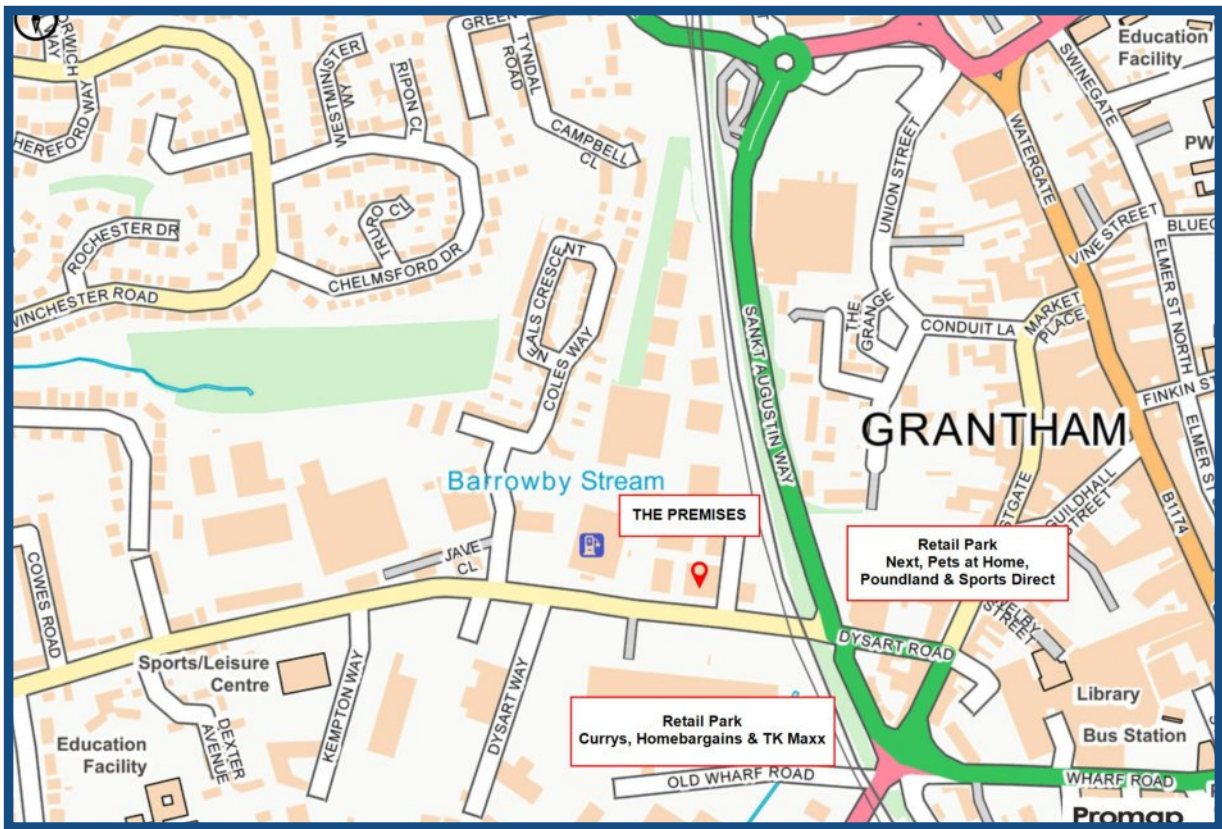
Garry Wood MRICS

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M: 07790 831915 or Office: 01636 610906



General View of Estate Entrance Showing The Units



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