



UNIT 4A ISAAC NEWTON WAY, WOODLAND DRIVE, ALMA PARK, GRANTHAM NG31 9RT

- **Modern warehouse unit in popular established estate location**
- **2,434 ft² (226.16 m²) plus 1,000 ft² (92.9 m²) mezzanine**
- **Tarmac yard with 10 parking spaces**
- **Excellent location with easy access to A1, A607 & A17**
- **TO LET on a new lease at £19,950 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 semi-detached industrial/storage unit built c. 2006 providing modern workshop/storage space with good quality office/welfare and above average parking provision.

Accommodation

Description	ft ²	m ²
WORKSHOP	2,053	190.75
MEZZANINE	1,000	92.90
OFFICES & WELFARE	381	35.41
GIA	3,434	319.06

Externally: there is a tarmac surfaced yard with 10 allocated parking spaces. There is a further small area to the side providing an additional parking/external storage space.

ENERGY PERFORMANCE

The property has an EPC Rating of D (82). A copy of the certificate is available on request.

SERVICES

Mains 3-phase electricity, gas, water & drainage services are connected to the property. Heating to the main workshop is via a ceiling mounted gas fired space heater and to the offices via a gas boiler to radiators. 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 £13,500. 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 £19,950 p.a.

VAT

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

COSTS

The incoming tenant to be responsible for the Landlord's reasonable legal fees incurred in the creation of a new lease.

VIEWING

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

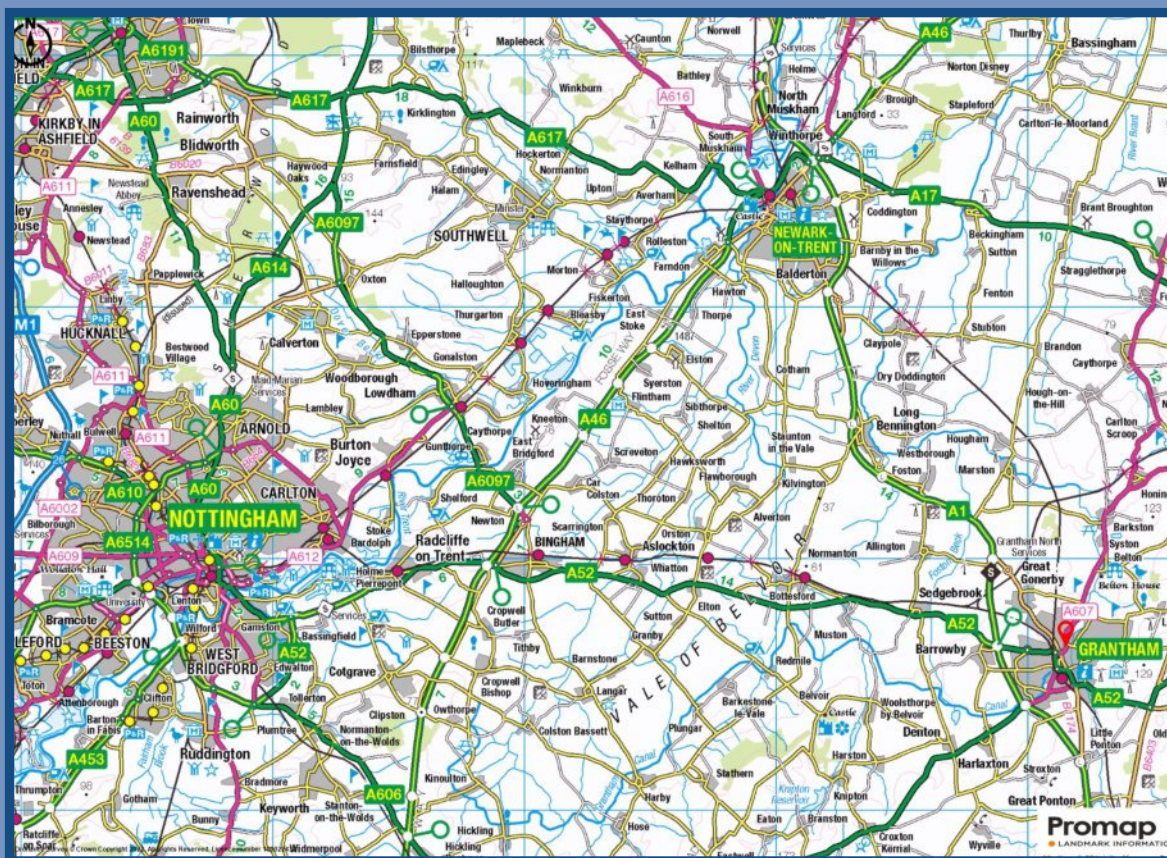
Garry Wood MRICS

E: garry@woodmoore.co.uk

M: 07790 831915 or Office: 01636 610906



External View of Yard Parking Area



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