

## **BUSINESS UNIT TO LET**

*On the instructions of Grantham Investments Limited*



### **Unit 8 Inner Street Business Park, Inner Street, Grantham, Lincolnshire, NG31 6HN**

- Modern business/light industrial premises.
- Approx 1,504 sq ft (140 sq m) Gross Internal Area
- On-site parking with CCTV
- 3-phase electricity
- Edge of town location close to Rexel Senate, Enterprise Cars, McDonalds, Sally Hair & Beauty, Domino's.
- Rent **£10,500 pax.**

**Location**

Inner Street Business Park is located on the western edge of the town of Grantham close to the main junction of the A52/A607 and with good access to the town centre and the A1 trunk road.

Grantham has a population of approximately 44,580 (ONS 2016) and provides an excellent location with easy access to the A1 Trunk Road and main line train services with a journey time to London King Cross of approx 65 minutes.

**Description**

Unit 8 is a modern building of steel frame construction with brick and block to eaves and insulated profile sheet roof. The unit can be used for a variety of commercial uses, subject to planning permission.

**Accommodation**

Gross Internal Area 1,504 ft<sup>2</sup> (140 m<sup>2</sup>). Highest point to the eaves is over 6m. Electric roller shutter door. WC and Kitchen.

**External**

Block paved central yard and parking area. External lighting and CCTV. Fenced and gated site.

**Services**

We understand that mains electricity (3-phase), water and drainage are all connected to the property, but interested parties should contact the relevant service companies to confirm this.

**Business Rates**

Rateable Value is £8,800. Small business rates relief may be available for this property, which could reduce the rates payable by 100% – please enquire directly with South Kesteven District Council, telephone 01476 406080.

**Tenure**

The property is available by way of a new full repairing and insuring lease for a term to be negotiated at a commencing rent of **£10,500 pax**. The incoming tenant will be required to pay a deposit equivalent to 3 months' rent prior to the commencement of the lease.

Note: an additional charge of 5% of the rent is payable by all tenants for maintenance of the common areas and the CCTV system.

**Energy Performance Certificate**

The property has an Energy Performance asset rating of 77 (Band D), a copy of the certificate is available on request.

**VAT**

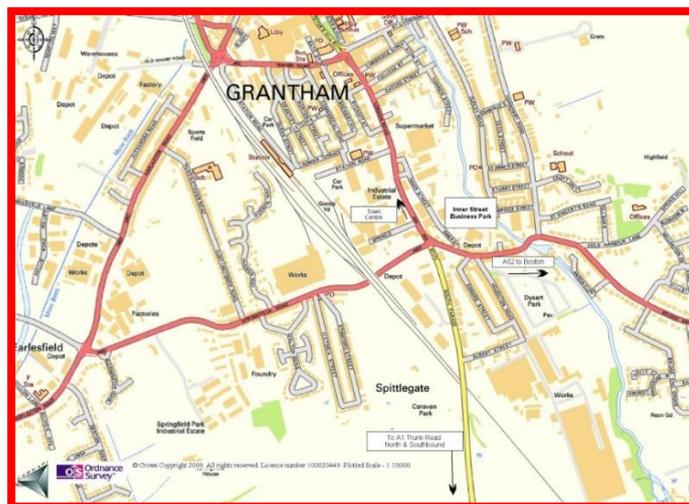
The rent and maintenance charge payable are subject to VAT.

**Legal Costs**

Each party will be responsible for their own legal costs incurred in setting up the lease.

**Viewing**

By prior arrangement with Grantham Estates, tel. 01476 592960.



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