



WAREHOUSE & OFFICE PREMISES WITH LARGE DEDICATED YARD & CAR PARKING

Unit 6 Orchard Park, Isaac Newton Way, Alma Park Industrial Estate, Grantham, NG31 9SE

- Modern, recently extended Warehouse & Office Premises located on the established Alma Park Industrial Estate.
- Total gross internal area approximately 11,487 sq ft (1,067 sq m).
- Height approximately 5.60m (18 ft 5").
- 3 phase electricity installed.
- Electric roller shutter door access.
- LPG heating to main space.
- Large dedicated enclosed and gated concrete surfaced Yard to be included within the letting suitable for a wide variety of uses.
- New effective FRI lease available for a minimum term of 5 years.

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BROWN & CO

Property and Business Consultants

RENT: £75,000 P.A.X LEASEHOLD | 11,487 SQ FT

LOCATION

Grantham is an established Market Town in South Lincolnshire being approximately 23 miles East of the City of Nottingham and 25 miles South of City of Lincoln.

The Town has a resident population of approximately 38,000 people and the A1 runs immediately to the West of the Town providing excellent road communications. Grantham also has a main line rail connection to London Kings Cross with a journey time of approximately 75 minutes.

Unit 6 at Orchard Park is situated within the heart of the established Alma Park Industrial Estate which is home to many of the Town's Manufacturing and Logistical Businesses.

DESCRIPTION

Unit 6 at Orchard Park briefly comprises a modern and recently-extended Warehouse & Office Premises. We believe that the original structure was constructed during the early 1980's and which was subsequently extended circa 2011. The property is of steel portal frame construction with brick and blockwork to the base with insulated profiled metal cladding above to eaves height. The property also benefits from an insulated pitched roof covering, the majority of which is of profiled metal construction. The Warehouse element of the property benefits from an eaves height of approximately 5.60m (18'5") together with a 3 phase electricity supply and electric roller shutter door access from the extensive and concrete surfaced Yard area which is dedicated to Unit 6 and which is enclosed and gated. The Offices and Staff facilities are constructed to the frontage of Unit 6 over two floors and comprise an Office/Meeting Room, Kitchen/Staff Room, Foreman's Office, Ladies, Gentleman's and Disabled WC facilities together with a Locker Room at Ground Floor level. There are a further two Offices at Mezzanine level.

The Warehouse space is heated via an LPG Ambirad together with a further warm air blower and this space also benefits from halogen lighting. The Offices have aluminium framed double glazed windows to the perimeter together with electric wall heaters and suspended ceilings together with carpet tiles to the majority. A fire alarm and emergency lighting system are also installed within the property.

ACCOMMODATION

Unit 6 comprises the following and has been measured on a Gross Internal Area basis:

Floor	Description	Sq M	Sq Ft
Ground	Warehouse, Office & Staff Facilities	967.02	10,409
Mezzanine	Two Offices	100.11	1,078
	TOTAL	1067.13	11,487

EPC RATING

The property has an EPC Rating of E104.

VAT

VAT will be charged upon any rent negotiated.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of any letting negotiated.

LEASE TERMS

The Premises are available by way of a new effective full repairing and insuring lease for a minimum term of 5 years.

RENTAL TERMS

The Premises are available at a rent of £75,000 per annum exclusive of VAT.

BUSINESS RATES

Unit 6 Orchard Park is assessed under the 2017 Rating List as a Warehouse and Premises with a Rateable Value of £55,000.

For further information in respect of the level of Business Rates payable in respect of this property, prospective tenants should contact South Kesteven District Council Tel: 01476 406080.

TOWN & COUNTRY PLANNING

Unit 6 has been used for a number of years as a Warehouse and Premises and as such, has an established use which now falls under Use Class E of The Use Classes Order 2020.

We would recommend that prospective tenants make their own enquiries regarding planning matters via the Planning Department at South Kesteven District Council prior to entering into a commitment to take a new lease in respect of this property. Tel: 01476 406080.

SERVICES

We understand that Unit 6 is connected to mains electricity (with 3 phase supply), water and drainage. We understand that mains gas is not available in this location.

We have not carried out any tests on any of the services or appliances present at the property and any potential tenant should arrange for their own test to ensure any services are adequate and in good working order prior to committing to take a new lease in respect of Unit 6.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Letting Agent:

Brown & Co
5 Oakwood Road
Lincoln
LN6 3LH
Tel: 01522 457800



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