

Industrial Unit with Offices To Let

On the instructions of Springfield Park Properties Limited



**Turnpike Close
off Swingbridge Road, Grantham,
Lincolnshire, NG31 7XU**

- Modern light industrial unit approx. 5,466 sq ft (508 sq m) Gross Internal Area
- Offices to ground and first floor
- Warehouse approx. 3,642 sq ft (338 sq m) and 5.4m to eaves
- Front and side roller shutter access doors to warehouse
- Overall secure site approx. 0.5 acre providing extensive tarmaced yard and parking areas
- Rent £40,000 per annum exclusive

01476 592960

Location

The property is situated just off Swingbridge Road to the south west of Grantham town centre in an established industrial area adjacent to the A1 Trunk Road.

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

Description

Steel portal frame unit with lower walls of brick and block construction. Remaining elevations are of insulated profile sheeting including skylights to the pitched roof.

Accommodation

Offices

Approx 1,824 sq ft (169 sq m) over ground and first floor. WCs and kitchenette facilities.

Warehouse

Approx 29m x 13m with 5.4m to eaves including further office/meeting rooms.

Two roller shutter doors each with 5m height and separate pedestrian access.

External

Secure site with palisade fencing and double entrance gates.

Tarmac area provides ample space for deliveries, loading and car parking.

Services

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

Business Rates

The property has a rateable value of £34,250 with rates payable of approximately £14,796 for the year 2026/27. Confirmation of the payable amount should be confirmed by South Kesteven District Council.

Tenure

The property is available To Let by way of a new full repairing and insurance lease for a term to be negotiated at a commencing rent of **£40,000 plus VAT per annum exclusive**. The rent is payable quarterly in advance by Direct Debit. The tenant will be required to pay a deposit equivalent to 3 months' rent prior to the commencement of the lease.

Energy Performance Certificate

The property has an Energy Performance Asset Rating of C (53). A copy of the certificate is available on request.

VAT

The rent payable is subject to VAT at the prevailing rate.

Legal Costs

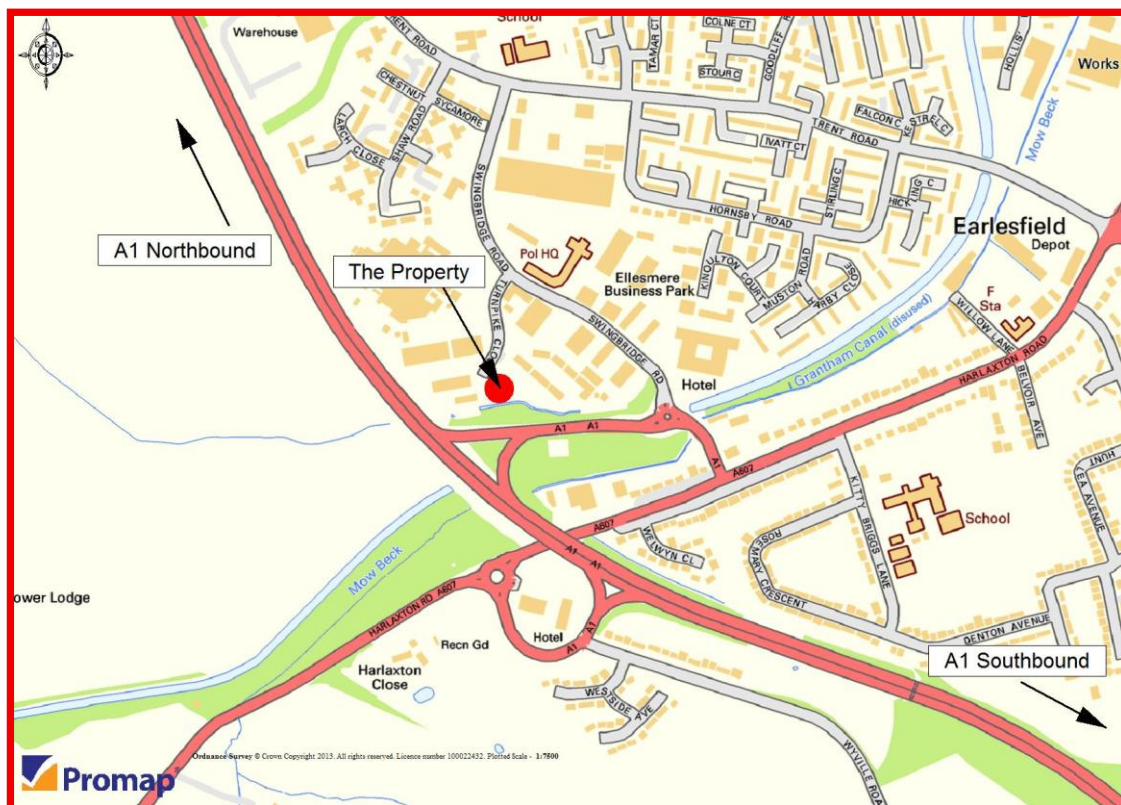
Each party will be responsible for their own legal costs incurred in the preparation of a new lease.

Viewing

By prior arrangement with

Grantham Estates Tel: 01476 592960





(location plan to be used for identification purposes only)

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