

Industrial/Warehouse To Let

On the instructions of Grantham Investments Limited



Unit 4, Mallard Business Park, Trent Road, Grantham, Lincolnshire, NG31 7XQ

- Detached industrial building with extensive mezzanine and ancillary accommodation
- 3,835 sq m (41,282 sq ft) gross internal area
- Landscaped grounds with ample space for loading and unloading
- Security fenced and gated Business Park with allocated on-site parking
- Excellent access to A1 Trunk Road both North and Southbound
- New lease available – £200,000 per annum plus VAT

Location

Mallard Business Park is located in a prominent position on Trent Road to the west of Grantham town centre and is close to the A607 and A1 Trunk Road.

Grantham is an established market and commercial town in Lincolnshire, benefiting from excellent road and rail connections. The town is conveniently situated alongside the A1, providing easy access to the wider East Midlands and national road network, while direct main line rail services connect Grantham with London King's Cross in approximately 65 minutes.

Description

The Mallard Business Park comprises 4 separate buildings on landscaped, fenced and gated site of approximately 5 acres overall. All of the buildings are of steel framed construction with brick and blockwork walls and profile clad to eaves. They provide versatile accommodation of storage, distribution and manufacturing uses.

Accommodation

Industrial/Warehouse with offices – Building 4

- Overall Gross Internal Area:
3,835 sq m (41,282 sq ft)
- Open warehouse 63m x 60m
- 2 roller shutter doors
- Suspended gas Powrmatic heating to warehouse
- Extensive mezzanine and racking (subject to negotiation with the outgoing tenant)
- Staff kitchen and WC's
- Allocated parking
- Eaves height 5m

Services

Three phase electricity, mains gas, water and drainage are all available on the site.

Business Rates

The property has a rateable value of £149,000 with rates payable of approximately £71,520 for the year 2026/27. Further business rate enquiries should be made directly to South Kesteven District Council, telephone 01476 406080.

Tenure

The property is available to let by way of a new full repairing and insurance lease for a term to be negotiated, quoting rent of £200,000 per annum. 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 commencement of the lease.

Service Charge

A service charge of 5% of the rent is levied on this property for the maintenance of the Business Park.

Energy Performance Certificate

The property has an Energy Performance Certificate rating of 46 (Band B). Copies of the certificate and recommendation report are available on request.

VAT

The rent and service charge payable are 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

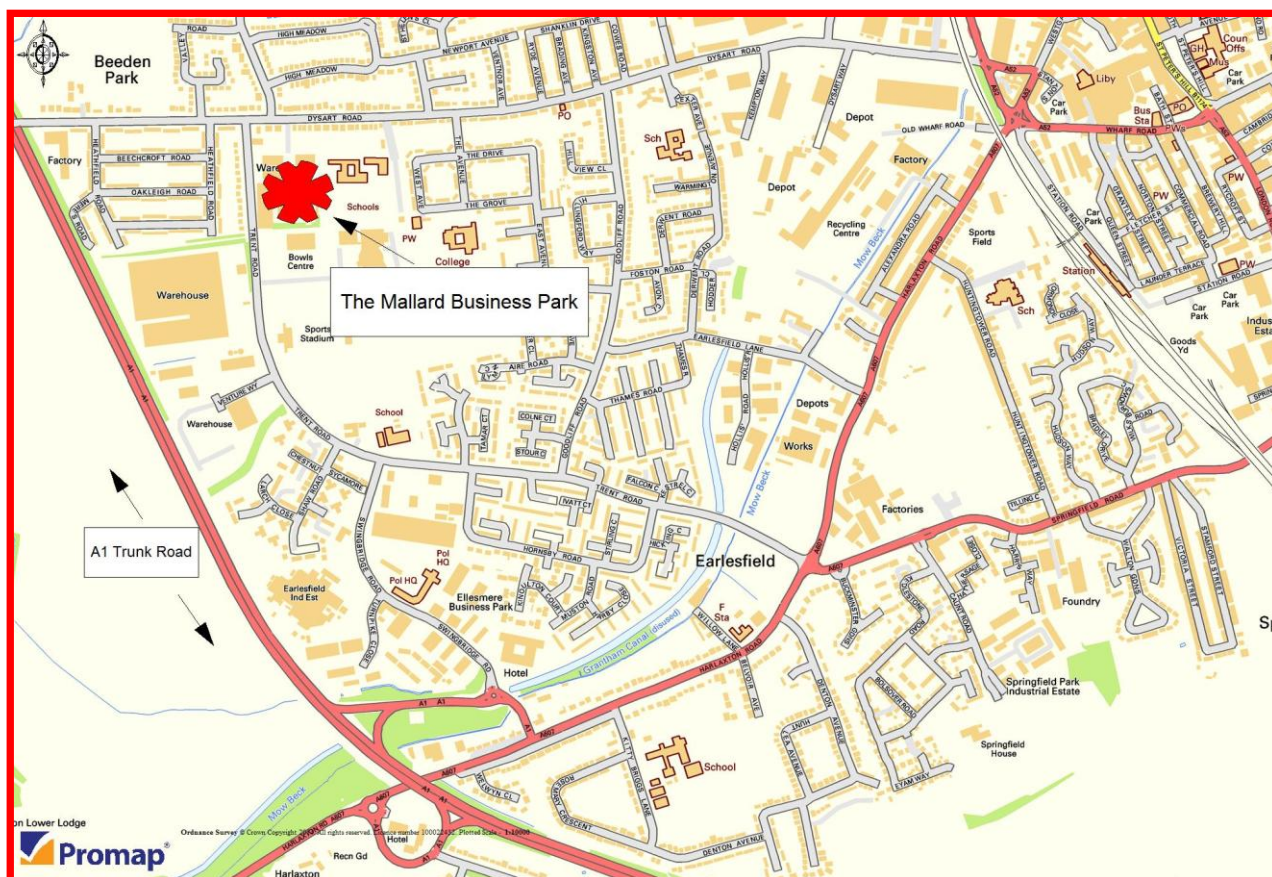


Main entrance into Mallard Business Park off Trent Road









Location Plan – for identification purposes only (licence no. LAN1001542)

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