

Light Industrial Unit To Let

On the instructions of Hindmarch Properties Limited



**Units 4 & 5, Site 2, Ruston Road,
Alma Park Industrial Estate,
Grantham, Lincolnshire, NG31 9SW**

- Light industrial unit approx 1,361 sq ft (126.5 sq m) available for variety of commercial uses
- Located on the popular Alma Park Industrial Estate
- 3-phase electricity
- Shared site with palisade gates and fence
- Rent £11,000 per annum exclusive

Location

Units 4 & 5, Site 2, Ruston Road are situated on the popular Alma Park Industrial Estate to the north east of Grantham town centre.

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

Units 4 & 5 are of brick and block construction with a pitched tiled roof. The unit is ideally suited for a variety of commercial uses.

Accommodation

The units were previously converted into one unit some time ago and have been fitted out with office and store rooms.

The unit has a Gross Internal Area of approximately 1,361 sq ft (126.5 sq m).

WC with wash hand basin and kitchenette.

There is a shared concrete yard which is fenced and gated and provides parking and loading area.

Services

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

Business Rates

We are advised by South Kesteven District Council that the property currently has a rateable value of £7,500 with rates payable of £3,240 for the year 2026/27. 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.

Tenure

The property is available to lease for a term to be negotiated at a commencing rent of **£11,000 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 (67). A copy of the certificate is available on request.

VAT

The rent for this property is not subject to VAT.

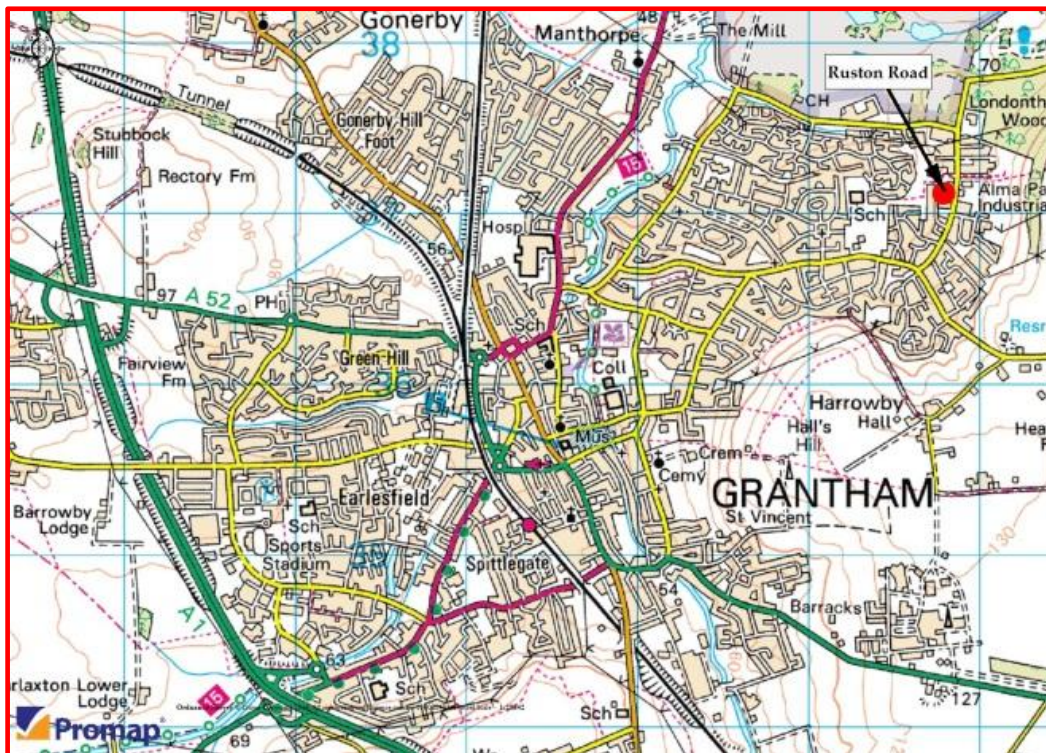
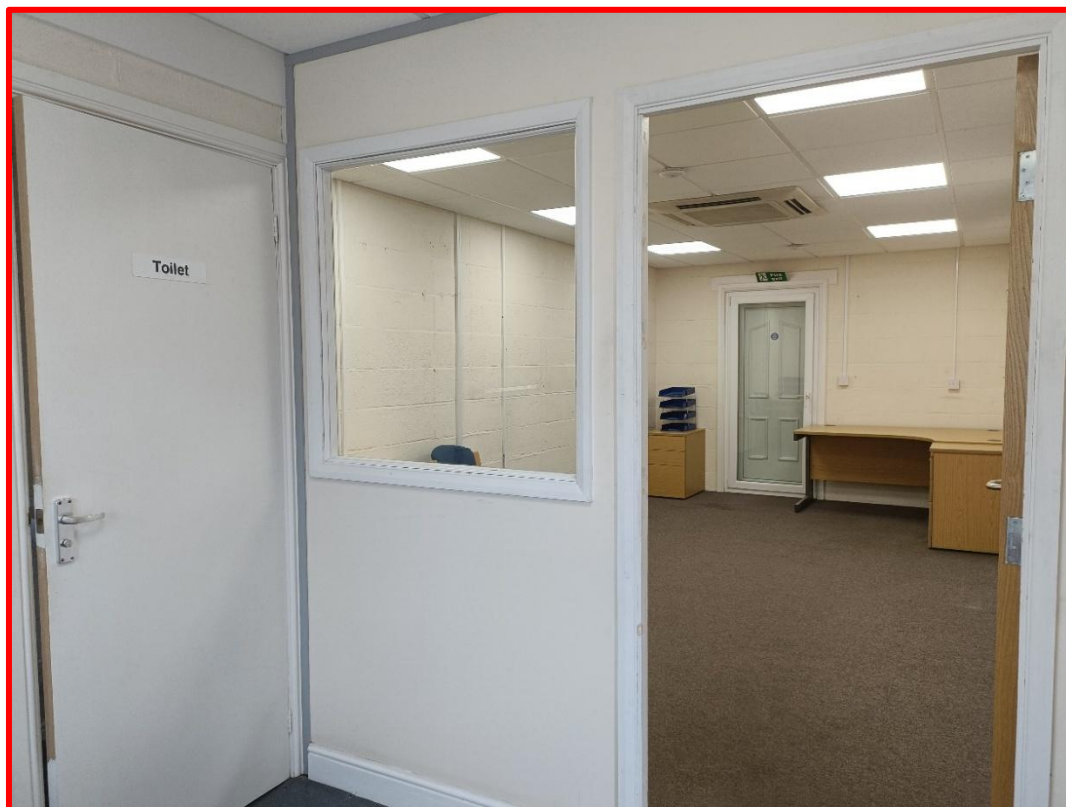
Legal Costs

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

Viewing

By prior arrangement with Grantham Estates.





(location plan to be used for identification purposes only)

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