

# New Warehouse Industrial Unit Available Immediately Close to the A17 Trunk Road Between Newark and Sleaford

Unit 1 Richmond House | Brant Road | Low Fulbeck | Grantham | NG32 3JD



High Bay Steel Framed Unit Available on Full Repairing and Insuring Terms with No Ingoing Premium, Located in Secure Compound with CCTV, 24 Hour Security 1 Mile to the South of the A17 Trunk Road, 8 Miles from the A1 Motorway, Lincoln 12 miles, Peterborough 35 Miles, Nottingham 35 Miles, Sheffield 40 Miles

Unit 1 682sqm, 7,340sqft

£44,500 Per Annum Plus Service Charge and Insurance Rent

**poyntons** consultancy

PROPERTY MARKETING SPECIALISTS

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## Location...

Low Fulbeck is located to the south of the A17 trunk road between Newark and Sleaford.

The property is located to the north of Brant Road connecting Stragglethorpe Lane with the village of Fulbeck to the east, in a secure compound known as Richmond House.

A communal gateway leads into the estate, the building being located on the righthand side of the entrance along the eastern boundary.



## Accommodation...

The unit is being finished to a shell specification further works can be carried out, please enquire for further details.

**Unit 1**.....28.3m x 24m, 682sqm, 7,340sqft  
Having internal eaves height of 5.4m, lighting, 4 roller shutter doors and front concrete apron.

The units may be split subject to requirement with approval of the landlord.

## Services...

Please enquire as to the availability of three phase electricity and fibre broadband as it is connected to the neighbouring site.



## Terms...

The property is offered by way of new Full Repairing and Insuring leases with a minimum term of 5 years. Rent review will be every 5 years to market rent.

Rent will be levied quarterly in advance and be subject to VAT. A deposit will be held by the landlord, the equivalent of 3 months' rent.

The tenant will be responsible for contribution towards the landlord's reasonable legal fees with regards to the lease costs.

A service charge will be levied to cover the cost of 24 hour security and communal services.

An annual insurance rent will be levied to cover the cost of building insurance apportionment. The tenant will be responsible for their own contents insurance.

## Agent's Notes...

Additional storage land is available by way of negotiation.

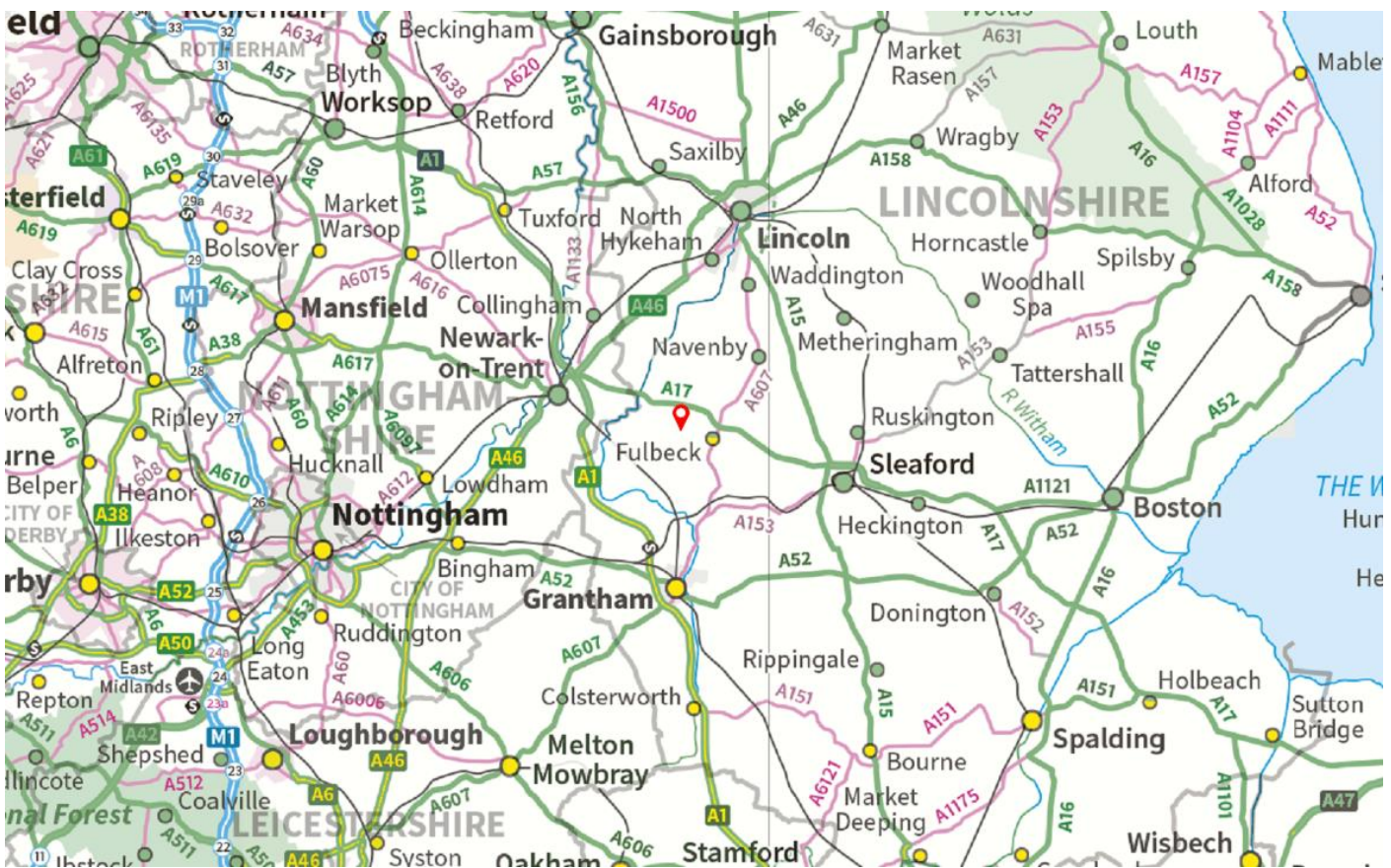
## Viewing...

All viewings are to be made by appointment through the agent.

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