

# INDUSTRIAL OPPORTUNITY

Unit 6 Autumn Park Industrial Estate, Dysart Road, Grantham, Lincolnshire NG31 7EU



## RENT!

FULLY REFURBISHED DETACHED INDUSTRIAL / WORKSHOP UNIT WITH SECURE YARD

- 681 sq m (7,334 sq ft)
- Fully refurbished industrial warehouse with offices
- Two loading doors
- Secure external yard
- Established industrial location
- Easy access to A52 / A1 / A607 / A456



Interested? Contact Will Torr 0115 979 3491 [wtorr@heb.co.uk](mailto:wtorr@heb.co.uk)  
OR Robert Maxey 0115 979 3496 [rmaxey@heb.co.uk](mailto:rmaxey@heb.co.uk)

**0115 950 6611**

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

## LOCATION:

Autum Park offers any business requiring industrial premises a prime and central A454 location right in the heart of Grantham in Lincolnshire. Within easy reach of all major roads such as the A52, A1, A607 and A456 and the East Coast Mainline Station, it is perfectly located to allow for your industrial business to develop and connect.

## DESCRIPTION:

A fully refurbished detached industrial / warehouse to include:-

- New LED warehouse lighting
- New external cladding
- Full roof replacement
- Two level access loading doors

The offices and ancillary accommodation benefit from:-

- Double glazing
- Suspended ceiling
- Recessed LED lighting
- Air conditioning
- New carpeting
- New kitchen & WC's

Externally, the property benefits from an ample secure yard provision with an additional area of allocated parking to the front of the offices for staff and visitors.

## ACCOMMODATION:

	SQ M	SQ FT
Ground Floor:	681.35	7,334

## TERMS:

The property is available on a new FRI lease for a term of years to be agreed.

## RENT:

The property is available to rent at a level of:-

**£62,500 Per Annum**

## RATES:

Subject to re-assessment.

## SERVICE CHARGE:

A service charge is payable for the upkeep and maintenance of the estate. Details available upon request.

## PLANNING:

B1 (Business)  
B2 (General Industrial)  
B8 (Storage & Distribution) uses.

## VAT:

Vat is applicable to the rent and the service charge.

## EPC:

B – 48

## ADDITIONAL PROPERTY:

Unit 6 is one of a few units remaining at the popular Autumn Business Park – for details of other sizes please refer to our website for current availability.

## CONTACT:

For further information please contact Will Torr or Robert Maxey at heb Surveyors on the contact details below, or contact our joint agents as follows:-

Brodie Faint  
Phillips Sutton Associates  
0116 216 5144  
bfaint@phillipssutton.co.uk

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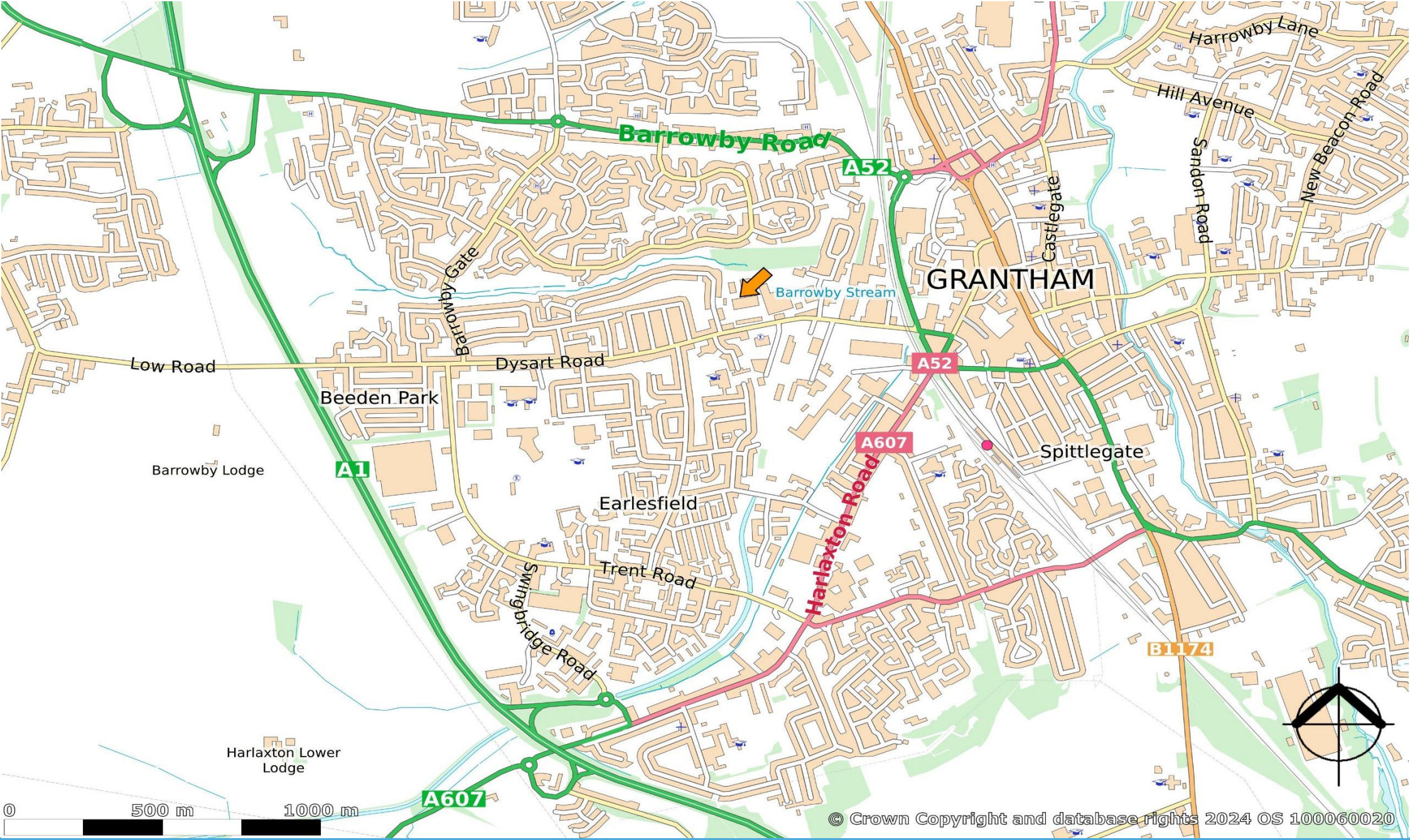
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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.