

2-4 HARLAXTON ROAD

Grantham, Lincolnshire, NG31 7AD



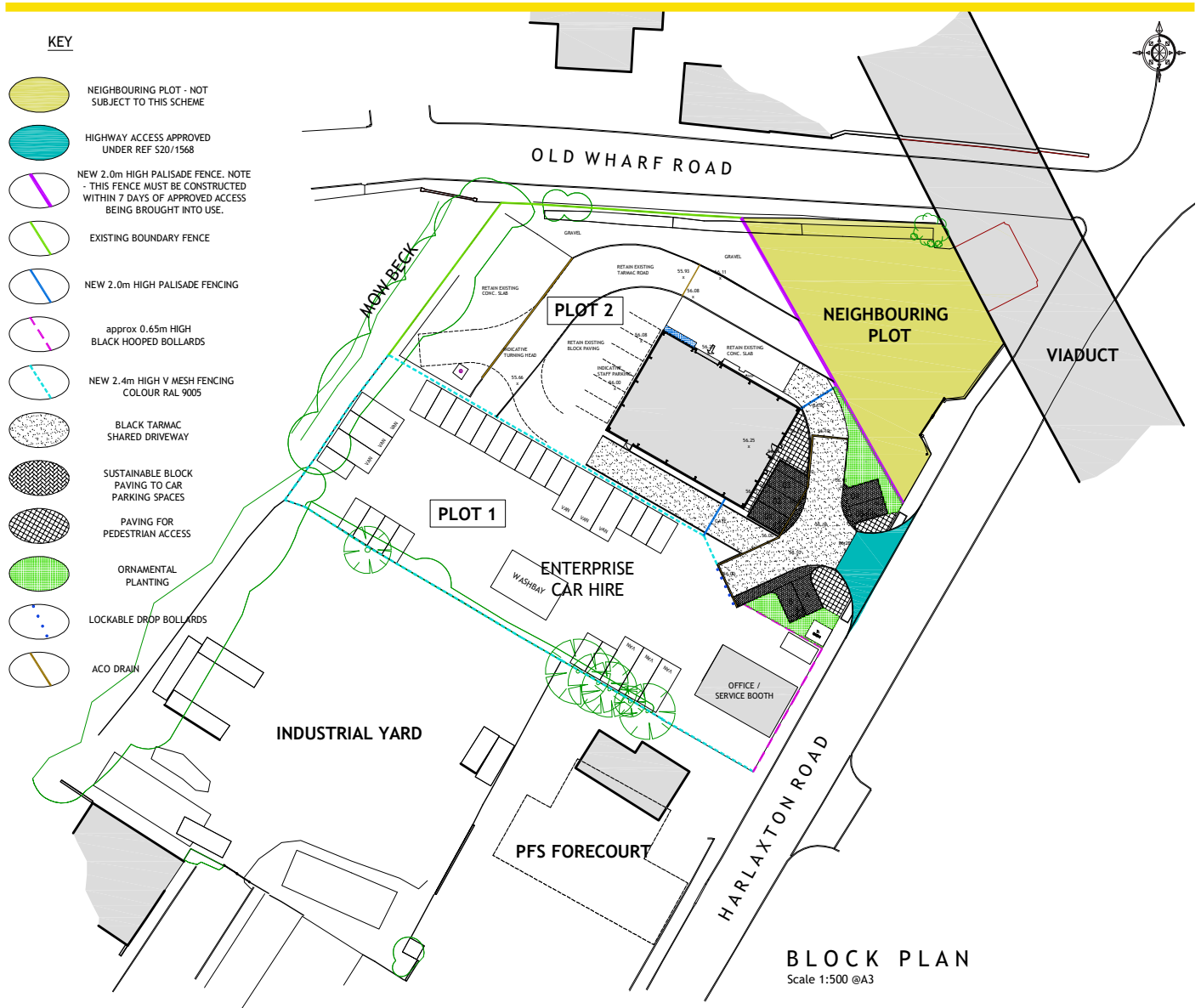
Key Highlights

- Prominent roadside frontage to Harlaxton Road (A607)
- Within walking distance of Grantham Town Centre and approximately 1 mile to the A1
- Site area approximately 0.46 acres (0.19 hectares)
- Newly refurbished warehouse / trade counter unit, available Q1 2024

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Location

Grantham is located on the River Witham in the county of Lincolnshire and close to the Lincolnshire / Leicestershire border.

Historically the towns' economy was based upon engineering and manufacturing, and this continues with its diverse range of manufactured products including textiles, food, timber and plastics. The high tech and service sector industries have grown rapidly in recent years with tourism also on the increase.

Nearby centres of note include Newark on Trent approximately 16 miles (25.7 km) to the north, Nottingham approximately 23 miles (37 km) to the west, Boston approximately 30 miles (48.3 km) to the east, Leicester approximately 33 miles (53.1 km) to the

south west and Peterborough approximately 35 miles (56.3 km) to the south.

Grantham's mainline railway station runs services into London Kings Cross in approximately 1 hour and 15 minutes.

Situation

The property is situated to the south west of Grantham Town Centre occupying a prominent position at the junction of Harlaxton Road (A607), and to Old Wharf Road. The property is within a short walking distance of Grantham Town Centre and railway station with the A1 approximately 1 mile to the south west.

Nearby occupiers include Edmundsons Electrical, Jewsons, Tanvic Tyres, ESSO, TK Maxx and Home Bargains, to name but a few.

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Description

The property will comprise a newly refurbished warehouse / trade counter unit situated on a site extending to 0.46 acres (0.19 hectares).

The unit will be of a steel portal frame construction with kingspan profile composite insulated cladding to the elevations and roof which will incorporate scattered roof lights.

It will benefit from a customer / personnel entrance door to the front elevation and electrically operated level access roller shutter door to the side elevation.

The side elevations will incorporate powder coated double glazed window units.

Internally, the unit will be finished to a shell specification incorporating services for the connection of staff welfare facilities.

Externally, the site benefits from direct access off Harlaxton Road and dedicated car parking to the front, with an integral service road providing access to a large loading area and outside storage.

Accommodation

The property has been measured on a Gross Internal Basis. All figures quoted are for guidance purposes

only until such time as the refurbishment of the unit is complete.

FLOOR AREA	SQ FT	SQ M
Warehouse / Trade Counter	3,784	351.52

Terms

The property is available on flexible terms at a rental of £12.50 per sq ft per annum exclusive.

Rateable Value

The property is currently not assessed but by way of guidance, the previous Rates Payable was equivalent to approximately £2.10 per sq ft.

VAT

VAT will be applicable.

Legal Costs

Each party to be responsible for their own legal costs involved in this transactions.

Viewings

Strictly by appointment only with Sole Agent, Savills.

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