

TO LET WAREHOUSE

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# HOLLIS HOUSE

Earlsfield Industrial Estate, Hollis Road, Grantham, NG31 7QH



## Key Highlights

- Established industrial estate
- Excellent location within 1 mile of the A1 and within close proximity of Grantham Town Centre
- Modern construction
- Eaves height of approximately 5.4m
- Good yardage and loading provision

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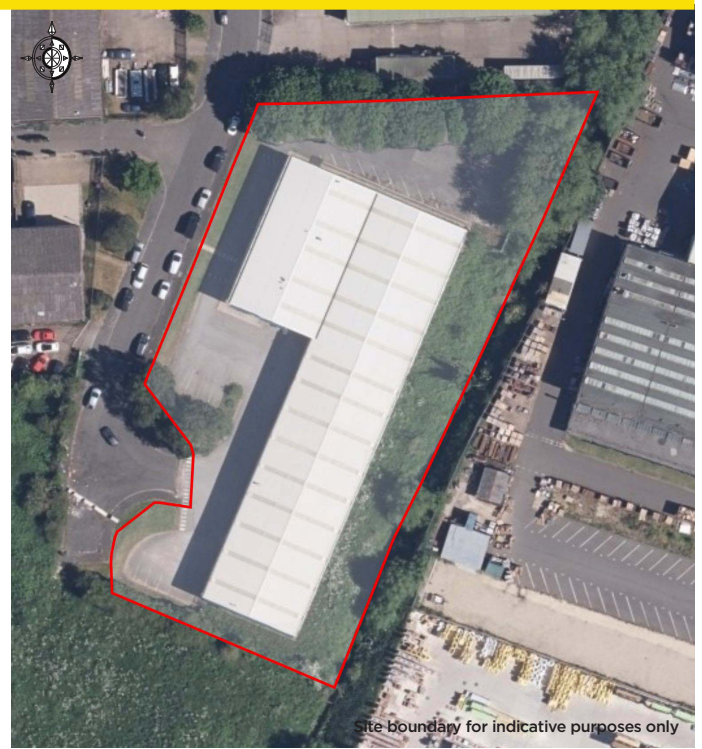
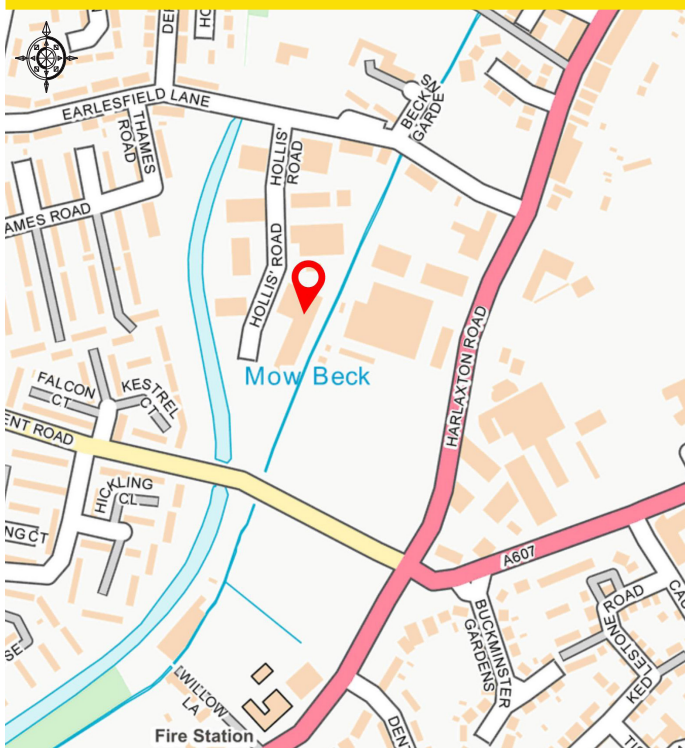
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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the "s" in red and the rest in black, set against a yellow square background.





## 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 on the established Earlsfield Industrial Estate, to the west of Grantham Town Centre, accessed off Harlaxton Road (A607) and within approximately 1 mile of its junction with the A1.

Nearby occupier include MKM Builders Merchants, Grantham Electrical, PostPak and Hollis Road Flowers, to name but a few.

## Description

The property comprises a modern detached single storey warehouse being of a steel portal frame construction with insulated blockwork infill walls and part decorative brick and part insulated composite profile steel cladding to the elevations, with inset aluminium framed glazing.

The roof is pitched in two parallel bays with insulated colour coated profile steel cladding and scattered Perspex roof lights.

The property occupies a self-contained site and benefits from two level access steel roller shutter doors to the front elevation opening out onto a tarmac surfaced yard. In addition there is a customer / staff parking area to the front and side of the property for approximately 35 vehicles, although more could be accommodated.

Internally the accommodation is configured to provide uninterrupted clear span warehousing with a height to the underside of the steel haunch of approximately 5.415m. The specification includes power floated sectional concrete floors, overhead lighting and scattered Perspex roof lights, space heaters and a large steel framed mezzanine.

The two storey offices are configured to provide a showroom / reception and a combination of both open plan and cellular air conditioned offices, finished to a good specification.

The property also benefits from a DDA compliant passenger lift servicing both the offices and warehouse.

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## Accommodation

Measured in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition on a gross internal basis and for guidance purposes only.

FLOOR	SQ FT	SQ M
Ground Floor Warehouse	18,625	1,730.298
Ground Floor Offices	3,855	327.603
First Floor Offices	3,526	327.603
<b>Total</b>	<b>26,006</b>	<b>2,416.039</b>

In addition to the above, there is a substantial mezzanine which we understand will remain in situ.

## Terms

The property is available on flexible lease terms.

## Rent

£91,000 per annum exclusive.

## Business Rates

Rateable Value (2023)	£97,000
Rates Payable (2024 / 2025)	£49,664 per annum

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## EPC

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## Planning

Permitted Use Class B8 (Storage or Distribution).

## VAT

To be confirmed.

## Viewings

Viewing by prior appointment only with the Sole Agent, Savills.

## Contact

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