



# ALMA TRADE PARK

Alma Park Road, Grantham, NG31 9SN

Under Refurbishment



**TRADE COUNTER UNITS** 1,156 to 7,102 sq ft

**TO LET**



## Description

The units refurbishment will incorporate a glazed reception entrance for trade counter use, LED lighting and refurbished offices and WC's.

The units are of steel portal frame construction with steel profile cladding. The units have full height electric roller shutter doors, pitched roofs with rooflights. The units are fitted with WC and a kitchenette.



LED lighting



Refurbished offices

FULL HEIGHT ELECTRIC  
ROLLER SHUTTER DOORS

EAVES HEIGHT:  
4.5M

1,156 - 7,102 sq ft



# Floor plan



## Location

Grantham is an established and expanding market town in south Lincolnshire, being approximately 26 miles east of Nottingham and 25 miles south of Lincoln. It has a population of approximately 38,000 with a large and expanding catchment area. The A1 runs immediately to the west of Grantham providing excellent road connections and Grantham railway station provides East Coast mainline rail links to London Kings Cross with a journey time of approximately 80 minutes.

Alma Trade Park is in an established industrial estate prominently located at the junction of Londonthorpe Lane and Alma Park Road.

Access to Alma Trade Park has recently improved thanks to the recently completed Grantham Southern Relief Road Phase Two, connecting the A1 to the B1174.

Access to the A1 Gonerby Moor is approximately 6 miles away and to the M1 (J25) is approximately 35 miles away.



## SAT NAV: NG31 9SN



	Distance	Time
Grantham town centre	2.2 miles	5 mins
Melton Mowbray	18 miles	37 mins
Nottingham	26 miles	50 mins
Peterborough	37 miles	48 mins
Leicester	35 miles	1 hr 8 mins
Derby	42 miles	1 hr 12 mins
Sheffield	70 miles	1 hr 23 mins
Birmingham	75 miles	1 hr 38 mins



## Accommodation

Name	sq ft	sq m	EPC	Eaves height
Unit 12-14 (can be sub-divided)	7,102	659.80	C	7 metres
Unit 15	2,089	194.07	D	4.5 metres
Unit 16	1,264	117.41	C	4.5 metres
Unit 17	1,702	158.12	C	4.5 metres
Unit 18	1,156	107.41	C	4.5 metres
Unit 19	1,680	156.1	C	4.5 metres
Unit 20	2,121	197.01	C	4.5 metres
<b>Total</b>	<b>17,114</b>	<b>1,589.92</b>		

All sizes quoted are GIA.

Open storage area 0.35 acre (0.14 hectare).

## Terms

The units will be available to let on a new full repairing and insuring lease on terms to be agreed.

## Business Rates

From enquiries made of the Valuation Office Agency web site we understand the properties have the following rateable values:

Units 12-14 - £22,000	Unit 18 - £5,300
Unit 15 - £9,500	Unit 19 - £6,500
Unit 16 - £4,850	Unit 20 - £8,300
Unit 17 - £7,200	

As these Rateable Value are below the Small Business Rates threshold, the properties will be eligible for up to 100% business rates relief. Interested parties should make their own enquires to South Kesteven District Council.

## Service Charge

A service charge is levied for the maintenance of the communal areas of the estate. More information is available from the agents.

## Viewings

Strictly by appointment with the agents.



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