



HIGH BAY WAREHOUSE PREMISES WITH OFFICES

UNIT 1 ORCHARD PARK, ISAAC NEWTON WAY, ALMA PARK INDUSTRIAL ESTATE, GRANTHAM, NG31 9SE

- G.I.A excluding Mezzanine Areas approx. 16,492 sq ft (1,532 sq m).
- Eaves height approx. 9.05m (29' 9").
- Electric space heating to Warehouse accessed via single electric roller shutter door from front elevation.
- Large shared frontage Yard and plentiful on-site communal car parking.
- Offices provided together with Kitchen & WC facilities.
- New effective full repairing and insuring lease available for a minimum term of 5 years.

£85,000 P.A.X. LEASEHOLD | 16,492 ft² (1,532 m²)

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LOCATION

Grantham is an established Market Town in South Lincolnshire being approximately 23 miles East of the City of Nottingham and 25 miles South of the City of Lincoln.

Grantham has a resident population of approximately 38,000 people with the A1 running immediately to the West of the Town providing excellent road communication links. The Town also has a main line rail connection to London Kings Cross with a journey time of approximately 80 minutes.

Unit 1 at Orchard Park is situated within the established Alma Park Industrial Estate which is home to many of the Town's Manufacturing and Logistics Businesses.

DESCRIPTION

Unit 1 at Orchard Park briefly comprises a modern, end-terraced Warehouse Premises offering a high degree of visibility from the front and side elevations onto Isaac Newton Way. We understand that the property was built during the 1980's and is of steel portal frame construction with brick external elevations to the base and with insulated profiled metal cladding above to eaves height under a pitched and insulated roof covering. The Warehouse has an eaves height of approximately 9.05m (29' 9") and benefits from access via a single electric roller shutter door from the front elevation with has mainly LED lighting and electric space heating. Additional Mezzanine Storage Platforms have been installed by the current tenant who is to vacate in November 2024 and these can either be removed by the tenant prior to vacation, or retained by any potential new tenant for their use going forward.

Unit 1 benefits from a 3 phase electricity supply and has a reasonable Office content together with Kitchen and WC facilities.

A large and predominately block-paved shared Yard is provided to the frontage of Units 1-5 where plentiful on-site communal parking is also available for use by staff and customers.

ACCOMMODATION

Unit 1 at Orchard Park comprises the following and has been measured on a gross internal area basis:

Floor	Description	m2	Sq.ft
Ground	Warehouse	1,453	15,637
Ground	Offices & WC's	79	855
Mezzanine (First)	Stores, Offices & Kitchen	407	4,381
Mezzanine (Second)	Stores & Offices	53	571
Total NIA		1,992	21,444

EPC RATING

Unit 1 Orchard Park has an EPC Rating of TBC.

VAT

VAT will be charged upon any rent negotiated.

LEASE TERMS

Unit 1 at Orchard Park is available by way of a new effective full repairing and insuring lease from 1st December 2024 for a minimum initial lease term of 5 years, or multiples thereof.

RENTAL TERMS

Unit 1 Orchard Park is available at a rent of £85,000 per annum exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of any letting negotiated.

BUSINESS RATES

Unit 1 Orchard Park is assessed under the 2023 Rating List as a Warehouse & Premises with a Rateable Value of £65,000.

For further information in respect of the level of Business Rates payable in respect of Unit 1, prospective tenants should contact South Kesteven District Council. Tel: 01476 406080.

TOWN & COUNTRY PLANNING

Unit 1 at Orchard Park has been used for a number of years as a Warehouse & Premises and as such, has an established use now falling under Use Class E of The Use Classes Order 2020.

We would recommend that prospective tenants make their own enquiries regarding planning matters via The Planning Department at South Kesteven District Council prior to entering into a commitment to take a new lease in respect of this property. Tel: 01476 406080.

SERVICES

We understand that Unit 1 Orchard Park is connected to mains electricity (with 3 phase supply), water and drainage. We understand that mains gas is not available in this location.

We have not carried out any tests on any of the services or appliances present at the property and any potential tenant should arrange for their own tests to ensure that any services are adequate and in good working order prior to committing to take a new lease in respect of Unit 1 Orchard Park.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Letting Agents:

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IMPORTANT NOTICES

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