



STOREROOM

UNIT 6D THE OLD MALTHOUSE, SPRINGFIELD ROAD,
GRANTHAM, NG31 7BG

- Storeroom of approximately 270 Sq Ft (25 Sq M).
- Cost effective storage accommodation with shared WC facilities.
- New internal repairing and insuring lease on terms to be agreed.
- On site car parking.
- EPC Rating E114.

£1,100 P.A.X. LEASEHOLD | 270 ft² (25 m²)

William Gaunt

Brown & Co

M: 07919 694235

T: 01522 504322

E: william.gaunt@brown-co.com

Lincoln

5 Oakwood Road, Doddington Road, Lincoln, LN6 3LH
T 01522 457800 | E lincoln@brown-co.com

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LOCATION

Grantham is an established Market Town in South Lincolnshire being approximately 23 miles East of Nottingham and 25 miles South of Lincoln and having a residential population of approximately 38,000 people with a large catchment area.

The A1 runs immediately to the West of the Town providing excellent road communications and the Town also benefits from a main line rail connection to London Kings Cross with a journey time of approximately 75 minutes.

The Premises are situated at The Old Malthouse on Springfield Road. The Old Malthouse is in an established commercial location with a number of Offices, Stores and further Workshops on site. Springfield Road is primarily a residential area but provides good access to both the A607 and the A52.

DESCRIPTION

The Premises comprise a Ground Floor Storage Unit with painted, boarded walls and ceiling, concrete floor and strip fluorescent lighting. The Unit is set within Unit 6 which has been sub-divided to provide five individual Units. Within Unit 6 there are shared WC facilities and on the Old Malthouse development there is communal car parking for all the tenants.

ACCOMMODATION

The Unit comprises 270 Sq Ft / 25 Sq M.

SERVICES

We understand that mains electricity, water and drainage are connected to Unit 6. Each of the Units have their own individual sub-metered electricity supply.

The incoming tenant will bear a fair proportion of the water and sewerage charges for Unit 6.

Prospective tenants are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to take a new lease on this property.

BUSINESS RATES

We cannot find a record that the property is currently assessed for Business Rates. We suggest that interested parties contact South Kesteven District Council direct on 01476 406080 for further information.

LEASE & RENTAL TERMS

The property is available at the quoting rent of £1,100 per annum exclusive. The rent is exclusive of building insurance, water, electricity and Business Rates which the tenant will be responsible for the payment of direct. Rent is to be paid annually in advance.

EPC

The property has an EPC rating of E114.

VAT

All prices are quoted exclusive of but may be subject to VAT at the prevailing rate.

LEGAL COSTS

As is usual the ingoing Tenant will be responsible for our client's reasonable legal fees incurred in this transaction. For leases under 3 years, our fee for producing the Agreement will be £300 plus VAT.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Sole letting Agent:

Brown & Co
5 Oakwood Road
Lincoln
LN6 3LH

Contact: William Gaunt
Tel: 01522 504322
Mobile: 07919 694235
E-mail: william.gaunt@brown-co.com



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