



INDUSTRIAL / STORAGE UNIT

UNIT 8, PARTNERSHIP HOUSE, WITHAMBROOK PARK,
GRANTHAM, NG31 9ST

- Mid-Terraced modern Industrial / Storage Unit
- GIA approx 59 sq m (641 sq ft)
- Suitable for a wide variety of uses and recently refurbished.
- Shared on-site car parking available with 2 allocated spaces.
- New effective full repairing and insuring lease available for a 3 year term.

£5,250 P.A.X. LEASEHOLD | 641 ft² (59m²)

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BROWN & CO JH Walter

LOCATION

Partnership House is located on the edge of the established Alma Park Industrial Estate immediately off Londonthorpe Road where visitors to Partnership House should look for the sign for Withambrook Park and where Partnership House is the second driveway on the right.

Grantham is an established Market Town in South Lincolnshire with a resident population of approximately 38,000 people, being approximately 23 miles East of the City of Nottingham and 25 miles south of the City of Lincoln. The A1 runs immediately to the West of the Town providing excellent road communication links and where Grantham also has a main line rail connection to London Kings Cross with a journey time of approximately 80 minutes.

DESCRIPTION

Unit 8 at Partnership House briefly comprises a modern, mid-terraced Industrial / Storage Unit of steel portal frame construction with brick external elevations under a mono-pitched and insulated roof covering. The property has a manual roller shutter door to the front elevation, single phase electricity supply and a unisex/ disabled WC facility. Unit 8 has recently been internally redecorated and is suitable for a wide variety of uses. Shared parking is provided to the perimeter of Partnership House and Unit 8 will have two car parking spaces allocated to it once new lease terms have been agreed.

ACCOMMODATION

Unit 8 briefly comprises the following and has been measured on a gross internal area basis:

Unit No.	Description	m ²	sq.ft
8	Industrial/Storage Unit	59	641

EPC RATING

Unit 8 has a current and compliant EPC Rating of C74 valid until 24th June 2034.

VAT

VAT will be charged upon any rent negotiated.

LEASE TERMS

Unit 8 is available by way of a new effective full repairing and insuring lease for an initial 3 year lease term.

RENTAL TERMS

Unit 8 is available at a rent of £5,250 per annum exclusive of VAT.

LEGAL COSTS

The incoming tenant will be expected to pay Brown & Co.'s costs of £300 plus VAT incurred in preparing the initial 3 year Law Society Business Lease.

MAINTENANCE RENT

Maintenance Rent equating to 10% of the annual rent will be payable to cover the tenant's contributions towards maintaining the common external areas at Partnership House to include the car park, landscaping and perimeter fencing where appropriate.

BUSINESS RATES

Unit 8 is assessed under the 2023 Rating List as a Workshop & Premises with a Rateable Value of £4,250.

Subject to the ingoing tenant meeting certain criteria, it is possible to claim up to 100% exemption from the payment of Non Domestic Business Rates utilising the Government's Small Business Rate Relief Initiative. For further information in respect of the level of Business Rates payable, and any reliefs available, prospective tenants should contact South Kesteven District Council. Tel: 01476 406080.

PLANNING

We understand that Unit 8 at Partnership House has been historically used for Storage purposes and as such should have an established use now falling under Use Class E of The Use Classes Order 2020. For further information in respect of planning-related matters, prospective tenants should contact The Planning Department at South Kesteven District Council. Tel: 01476 406080.

SERVICES

We understand that Unit 8 at Partnership House benefits from connection to mains single phase electricity, 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 8.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Letting Agents:

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