



Open Storage Land, Harlaxton Road, Grantham, Lincolnshire NG31 7AD

Open Storage Land

- ▶ **0.212 Acres (1,029 Sq yds)**
- ▶ **Good communication links**
- ▶ **Securely fenced and gated**
- ▶ **Rent £10,500 per annum**

For enquiries and viewings please contact:



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Location

Grantham is a large market town situated in the South Kesteven District of Lincolnshire. In the 2021 Census it has a population of 44,898.

The town is located approximately 26 miles to the south of Lincoln and approximately 24 miles to the east of Nottingham. The A1 passes the town to the west and the A52 goes through the town providing the main trunk roads to the town from the east and the west. The town is also on the main East Coast Rail Line providing easy access to London within an hour.

Within Grantham, the site is located in a prominent position adjacent to the intersection of Harlaxton Road (A607) and Old Wharf Road with the railway line passing over, approximately a quarter of a mile in distance South of Grantham Town Centre. The premises is well-situated in a largely mixed residential and commercial area close to nearby occupiers including a car dealership, petrol filling station and a car wash. Old Wharf Road also comprises an industrial estate comprising a mixture of manufacturing and storage and distribution uses.

Description

The subject site comprises a fairly irregular shaped, level plot of land, formerly part of a builders merchants yard extending to approximately 0.21 acres which is securely fenced and gated.

Accommodation

	Hectares	Acres
Open Storage Land	0.08	0.19
Land Under Arch	0.01	0.02
Total	0.09	0.21

Services

We understand that there are no mains services connected to the site.

Planning

The site has an established use for open storage purposes. Interested parties should liaise with the Local Planning Authority to ascertain whether their intended use is in accordance with the present planning use.

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

Rent

£10,500 per annum

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Viewings

A Party that is not represented by an RICS member or other property professional is advised to read the Code for Leasing Business Premises 2020 and its supplemental guide, and obtain professional advice.

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