



# ALMA TRADE PARK

Alma Park Road, Grantham, NG31 9SN

Under Refurbishment

FULL HEIGHT ELECTRIC  
ROLLER SHUTTER DOORS

EAVES HEIGHT: 7M

PITCHED ROOFS  
WITH ROOFLIGHTS



**INDUSTRIAL UNITS** 1,975 to 7,102 sq ft

TO LET

## Description

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.

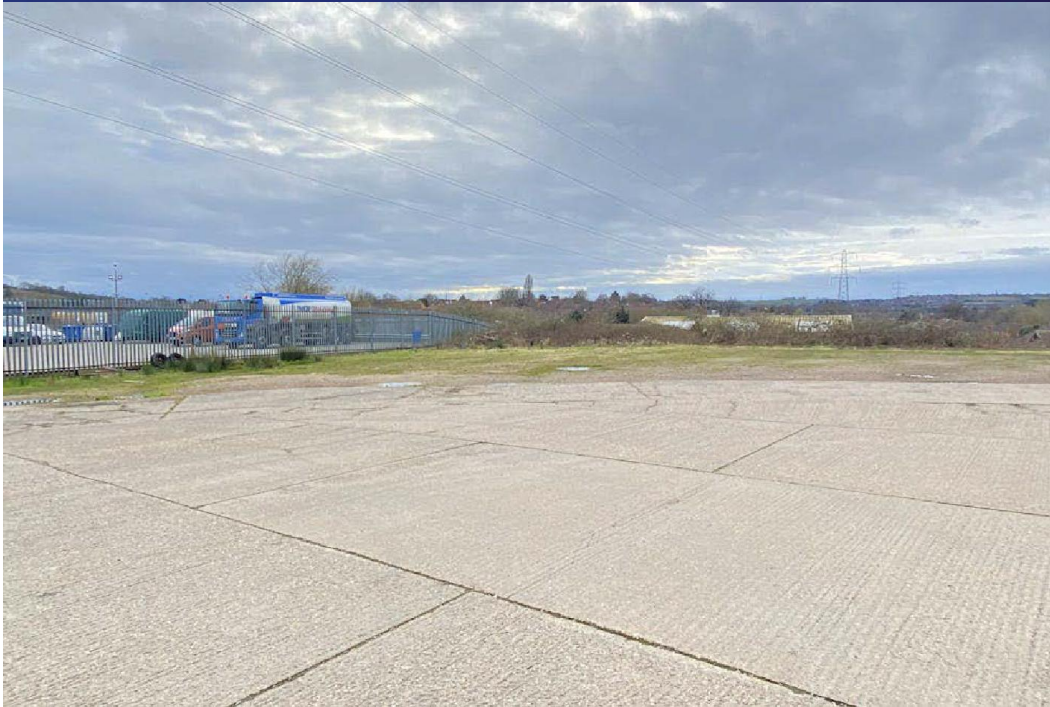
The units are to be fully refurbished to include new LED lighting, offices and WC's. There is also an open storage area available.



LED lighting



Refurbished offices



1,975 to 7,102 sq ft

Large Open Storage Area

# Floor plans



## 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 10	2,735	254.09	C	7 metres
Unit 12-14 (can be sub-divided)	7,102	659.80	C	7 metres
Unit 23	1,975	183.5	C	4.5 metres
Unit 24	1,981	184.02	C	4.5 metres
<b>Total</b>	<b>13,793</b>	<b>1,281.41</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 10 - £10,500

Unit 12-14 - £22,000

Unit 23 - £7,600

Units 24 - £7,600

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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