

INDUSTRIAL WAREHOUSE UNIT WITH OFFICES **TO LET.**

UNIT 7 THE TURNPIKE •
GRANTHAM • NG31 7DT •



- Industrial / Workshop Unit wth Offices
- 175.96 Sq M (1894 Sq Ft)
- Roller Shutter Door Access

- Flexible Space
- Well Established Industrial Location
- Good Road Links to A1 (M)



FLINT
REAL ESTATE



DESCRIPTION

Industrial warehouse unit with open plan warehousing space, equipped with LED lighting, 3 phase power supply and roller shutter doors.

- Open plan flexible workshop / storage / commercial space
- Office facilities
- W/C facilities
- 3 phase electric supply
- Newly redecorated
- Roller shutter door access
- Pedestrian access
- Designated parking areas
- Within a fenced and secure industrial compound
- Established industrial estate
- CCTV
- 24-hour access



LOCATION

Turnpike Industrial Estate is a well-established industrial estate, situated in Grantham, a market town in the district of Lincolnshire. The site is located approximately 1.8 miles away from Grantham town centre, 25 miles away from Nottingham and 31.5 miles away from Leicester.

The industrial estate allows for easy access being 0.8 miles away of the A1, 1.8 miles away from the A52 and 13.3 miles away from A15.



SAT NAV: NG31 7DF



ACUTE.CHEST.STIR



ACCOMMODATION

The unit extends to the following Gross Internal Area

Unit	Sq M	GIA Sq Ft
7	175.96	1,894

ASKING RENT

Asking rent: £15,000 per annum exclusive (£1,250 pcm).

LEASE TERMS

The property is available to lease on FRI terms to be agreed.

BUSINESS RATES

Ratable Value: £11,750

This is the rateable value for the property, qualifying occupiers may benefit from 100% Small Business Rates Relief.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk



SERVICES

Mains services including 3-phase power supply are connected.

EPC

Rating: D

VAT

Rent quoted is exclusive but may be subject to VAT.

AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

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