



Black Bull Commercial Units (100m A1)

North Witham, Colsterworth, Grantham, NG33 5LL

**Commercial Unit with new Cladding
and Roller Shutter Doors
LAST ONE REMAINING**

Rents from £585 pcm + VAT

904 sq ft
(83.98 sq m)

- Unit E - 904 Sq Ft - £585 pcm
- 100m from the A1 between Stamford and Grantham
- STORAGE AND DISTRIBUTION USE.
- NO MOTOR TRADE OR VEHICLE BREAKERS
- Gated Compound with Parking to the front of each Unit
- Each Unit has Electricity, Water and its own WC

Black Bull Commercial Units (100m A1), North Witham, Colsterworth, Grantham, NG33 5LL

Summary

Available Size	904 sq ft
Rent	£7,020 per annum
Business Rates	To be reassessed
Service Charge	£0.75 per sq ft Communal Areas, Gates and Disabled WC
Car Parking	Each Unit will have its own parking. Visitors in addition
VAT	Applicable
Legal Fees	The tenant will contribute £250 + VAT towards the landlords administrative costs. This must be paid before the lease is produced.
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

The 5 Units have been refurbished with new cladding and Roller shutter doors. 2 of the Units are of a new portal Framed construction with the remaining 3 being brick built structures, all with pitched roofs. The Roofs are new or have been overhauled. Each Unit will have it's own WC in a central block with tenants to maintain and clean. Electricity is individually metered with LED lighting and water is also connected to each Unit.

The central courtyard is accessed via gates from the public highway and there is parking to the front of each Unit with limited additional visitors parking also available.

Location

Positioned approximately midway between the market towns of Stamford to the South and Grantham to the North, the property stands approximately 100m from the Southbound carriageway of the A1 off a public highway which is accessed from both the North and South bound A1 carriageways.

What 3 Words – expensive,jetted.resolves

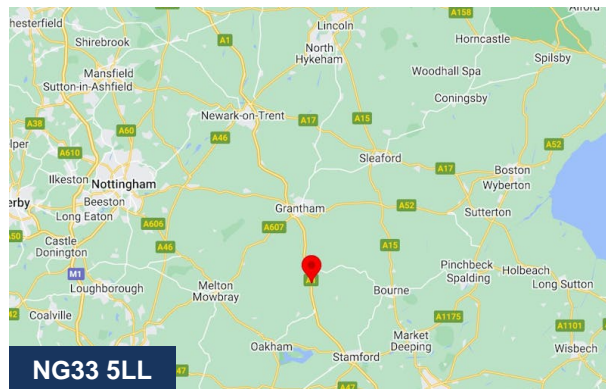
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Unit A	-	-	-	Let
Ground - Unit B	1,156	107.40	£700 /month	Let
Ground - Unit C	-	-	-	Let
Ground - Unit D	1,033	95.97	£675 /month	Let
Ground - Unit E	904	83.98	£585 /month	Available
Total	3,093	287.35		

Terms

New leases will be created on standard FRI terms for a 5 year period with breaks and reviews to be confirmed. Rents as per the schedule above. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance and a service charge is applicable for the upkeep and maintenance of the courtyard which based on £0.75p per sq ft.



Viewing & Further Information



Keith Pepperdine

01664 431330

keith@pandfcommercial.com