



## Black Bull Commercial Units (100m A1)

North Witham, Colsterworth, Grantham, NG33 5LL

### Commercial storage Unit with new Cladding and Roller Shutter Doors

**Rent £700 pcm + VAT**

**1,156 sq ft**  
(107.40 sq m)

- Unit B - 1156 Sq Ft - £700 pcm
- 100m from the A1 between Stamford and Grantham
- B8 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

<b>Available Size</b>	1,156 sq ft
<b>Rent</b>	£700 per month
<b>Business Rates</b>	To be reassessed
<b>Service Charge</b>	£0.75 per sq ft Communal Areas, Gates and Disabled WC
<b>Car Parking</b>	Each Unit will have its own parking. Visitors in addition
<b>VAT</b>	Applicable
<b>Legal Fees</b>	The tenant will contribute £250 + VAT towards the landlords administrative costs. This must be paid before the lease is produced.
<b>EPC Rating</b>	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 pubic 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

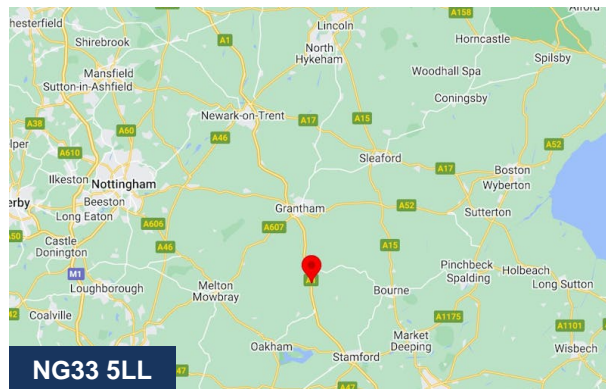
## Accommodation

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	Under Offer
Ground - Unit C	-	-	-	Let
Ground - Unit D	-	-	-	Let
Ground - Unit E	-	-	-	Let
<b>Total</b>	<b>1,156</b>	<b>107.40</b>		

## 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.



## Viewing & Further Information

### Keith Pepperdine

01664 431330

keith@pandfcommercial.com

### Luke Owen

01664 431330 | 07542 782605

Luke@pandfcommercial.com

