



Belvoir Business Park

Woolsthorpe Road, Redmile, Grantham, NG13 0GN

**Units 3 & 4 Available To Let at
Belvoir Business Park.**

**Combined unit 3 & Unit 4 - £30,000
Per annum +VAT**

2,200 to 7,400 sq ft
(204.39 to 687.48 sq m)

- Self contained industrial units which could be leased separately or as one Unit
- Secure site with CCTV and 24/7 access
- 3 Phase power
- Roller shutter and personnel door access
- Shared WC facilities

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Summary

Available Size	2,200 to 7,400 sq ft
Rent	£30,000 per annum
Rateable Value	£27,000 Unit 3 - £10,750. Unit 4 - £16,250
Service Charge	£360 per annum
Car Parking	Available to the front of each unit with additional parking to the rear.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

Belvoir Business Park hosts a number of industrial units with 3 & 4 currently available, both units are clean and clear with the capabilities of being let separately or combined as one unit.

Location

Belvoir Business Park is located just off Woolsthorpe Road, an established estate of warehousing which was previously the site of Belvoir Fruit Farms Limited. The property is located close to the A52 and A46 dual carriage ways and also the A1 trunk road providing good access to Nottingham, Leicester, Lincoln and Grantham.

What3words - vaulting.phones.steam

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 3	2,200	204.39	-	Available
Unit - 4	5,200	483.10	-	Available
Total	7,400	687.49		

Viewings

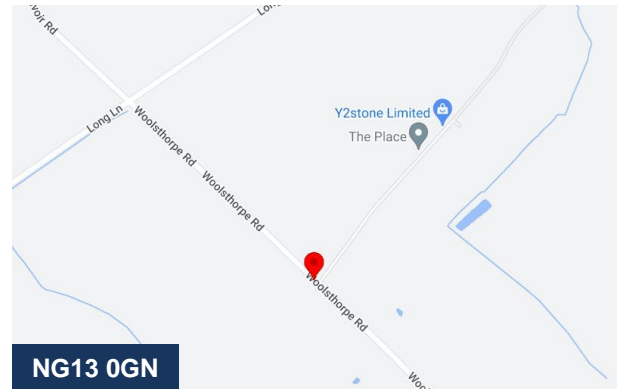
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

Offered for let on a new 5 year fully repairing and insuring lease - the rent for unit 3 & 4 will be £30,000 plus VAT per annum. A deposit equal to 3-month rent including VAT will be required. Rent is paid quarterly in advance together with the Estate charge of £90 Plus vat to cover the upkeep and maintenance of the common parts of the estate. The landlord will arrange the Building insurance which is reimbursed by the tenant on invoice.

Services

We are advised that mains' services with the exception of gas are connected to the property. These services have not been inspected or tested by the agent.



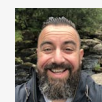
Viewing & Further Information



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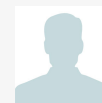
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