



Belvoir Business Park

Woolsthorpe Road, Redmile, Grantham, NG13 0GN

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

Unit 3 - £7,414 Per annum +VAT

Unit 4 - £17,524 Per annum +VAT

2,200 to 5,200 sq ft
(204.39 to 483.10 sq m)

- Unit 3 - 2200 sq ft = £7,414
- Unit 4 - 5200 sq ft = £17,524
- Self contained industrial units which could be leased as one
- 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 5,200 sq ft
Rent	£7,414.00 - £17,524.00 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

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 3	2,200	204.39	£7,414 /annum	Available
Unit - 4	5,200	483.10	£17,524 /annum	Available
Total	7,400	687.49		

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

Terms

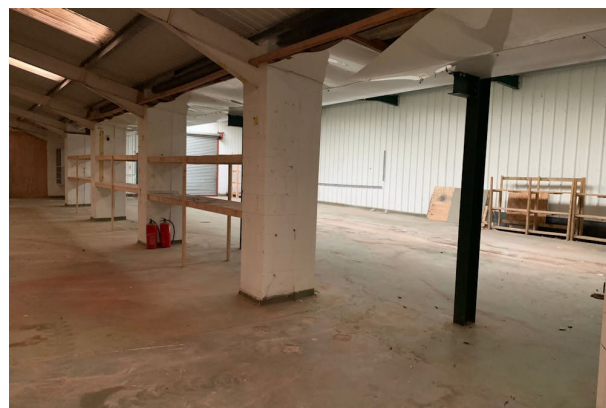
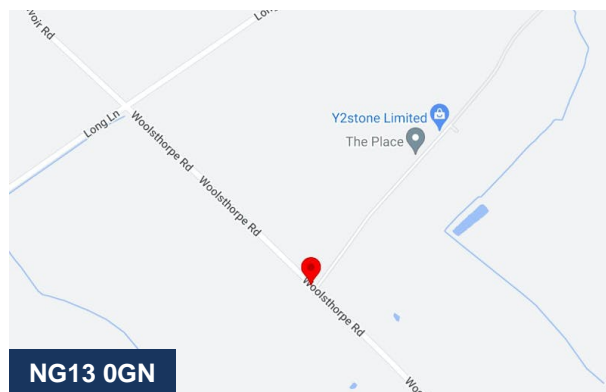
Offered for let on a new 5 year fully repairing and insuring term - The rent for unit 3 will be £7,414 plus Vat & unit 4 will be £17,524 for the first year. A deposit equal to 3-month rent including VAT will be required. Rent is paid quarterly in advance together with the Estate charge of £90 Plus vat 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.

Viewings

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

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.



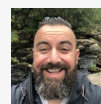
Viewing & Further Information



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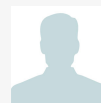
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