



The Workshop, Belvoir Business Park

Woolsthorpe Road, Redmile, Grantham, NG13 0GN

**Workshop To Let - £3,500 per
annum Plus Vat**

800 sq ft
(74.32 sq m)

- Private workshop
- Shared WC facilities
- Workshop/ storage use
- Available immediately
- Secure gated site
- On site CCTV present
- 24/7 access via key code

The Workshop, Belvoir Business Park, Woolsthorpe Road, Redmile, Grantham, NG13 0GN

Summary

| | |
|-----------------------|--|
| Available Size | 800 sq ft |
| Rent | £3,500 per annum |
| Business Rates | To be assessed |
| Service Charge | £30 per month |
| Car Parking | Available to the front of the unit |
| 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 | Availability |
|-------------------------|------------|--------------|--------------|
| Building - The Workshop | 800 | 74.32 | Available |
| Total | 800 | 74.32 | |

Description

Offered To Let on Belvoir Business Park is a Circa 800 sq ft workshop. The unit will be available clean and clear with 240v power and taken to a basic fit out but perfect for a private workshop. Communal toilets are present on site.

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

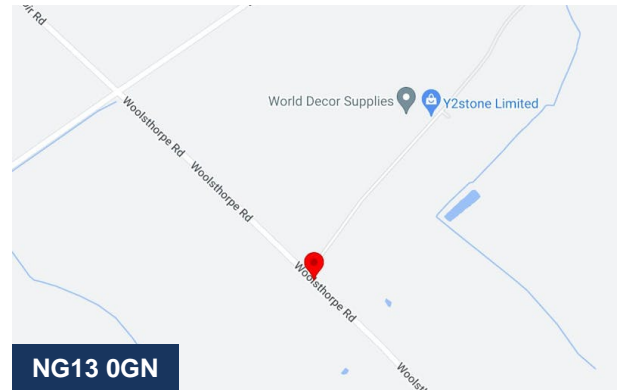
Offered for let on a new 5 year fully repairing and insuring lease - the rent for the workshop will be £3,500 plus VAT per annum. A deposit equal to 3-month rent including VAT will be required. Rent is paid quarterly in advance together with the Estate charge of £90 Plus vat per quarter to cover the 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 present but only electric being connected directly to the property. These services have not been inspected or tested by the agent.



Viewing & Further Information



Keith Pepperdine

01664 431330

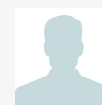
keith@pandfcommercial.com



Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com



Luke Owen

07542 782605 | 01664 431330

Luke@pandfcommercial.com