

Industrial Unit To Let

Culverthorpe, Lincolnshire

2363 sqft

£790 pcm Available now

**Unit 1B
The Old Dairy
Culverthorpe
Grantham
Lincs
NG32 3NH**

**PLEASE CONTACT
J R CLARK LTD**



**The Estate Office
Culverthorpe
Grantham
Lincolnshire NG32 3NQ**



Phone: 01529 455249

WhatsApp: 07376 300588



Email: sadie@jr-clark.co.uk



Unit 1B: Is situated at The Old Dairy Industrial Estate in rural surrounds to the east of the village of Culverthorpe, approximately 6 miles southwest of Sleaford and 8 miles northeast of Grantham. Located within easy reach of the A15, A17 and the A52, providing excellent access around Lincolnshire and further afield.

Description: The unit is of concrete portal frame beneath a pitched roof with sheet roofing incorporating skylights. The unit benefits from a recently painted concrete floor, and has supporting concrete stanchions running down the centre of the unit. Access to the unit is via a tarmacked farm drive and through a double set of steel doors (8'10 H by 9'7 W), with ample off road parking outside. It also benefits from a small kitchenette area and WC.

Unit Dimensions: Gross internal area 2363 sq. feet. Lower eaves measure at 6'3 in height and the Apex is 10'.

Services: Mains water, drainage and electricity are all connected to the unit. Electricity is of single phase and invoiced monthly by the Landlord at a current rate of 21.6 pence per KW unit with no standing charge. Water usage and sewerage is also invoiced by the Landlord from a sub-meter reading for the unit.

Rent: £9,480 per annum, payable monthly by standing order. Currently the unit is not elected for VAT purposes.

Deposit: A deposit of £2,370 is payable at the commencement of the lease.

Business Rates: The Tenant will be responsible for the payment of business rates direct to the local authority.

Building Insurance: The Tenant is to reimburse the annual buildings insurance premium for the unit to the Landlord, currently £120 per annum.

Lease Terms: The unit is available by way of a new fully repairing and insuring business lease for a term to be agreed (preferably 3 years).

Legal Costs: Each party will be responsible for their own legal costs.

Viewing: By prior arrangement with JR Clark Ltd. 01529 455249.

Industrial/Warehouse Unit To Let – Culverthorpe

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