

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.

The particulars are believed to be correct, but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

The apparatus and services in this property have not been tested by the ourselves and we cannot guarantee they are in working order. Interested parties are advised to check the viability of these with their solicitor or surveyor.

Industrial/Warehouse Unit To Let – Culverthorpe

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