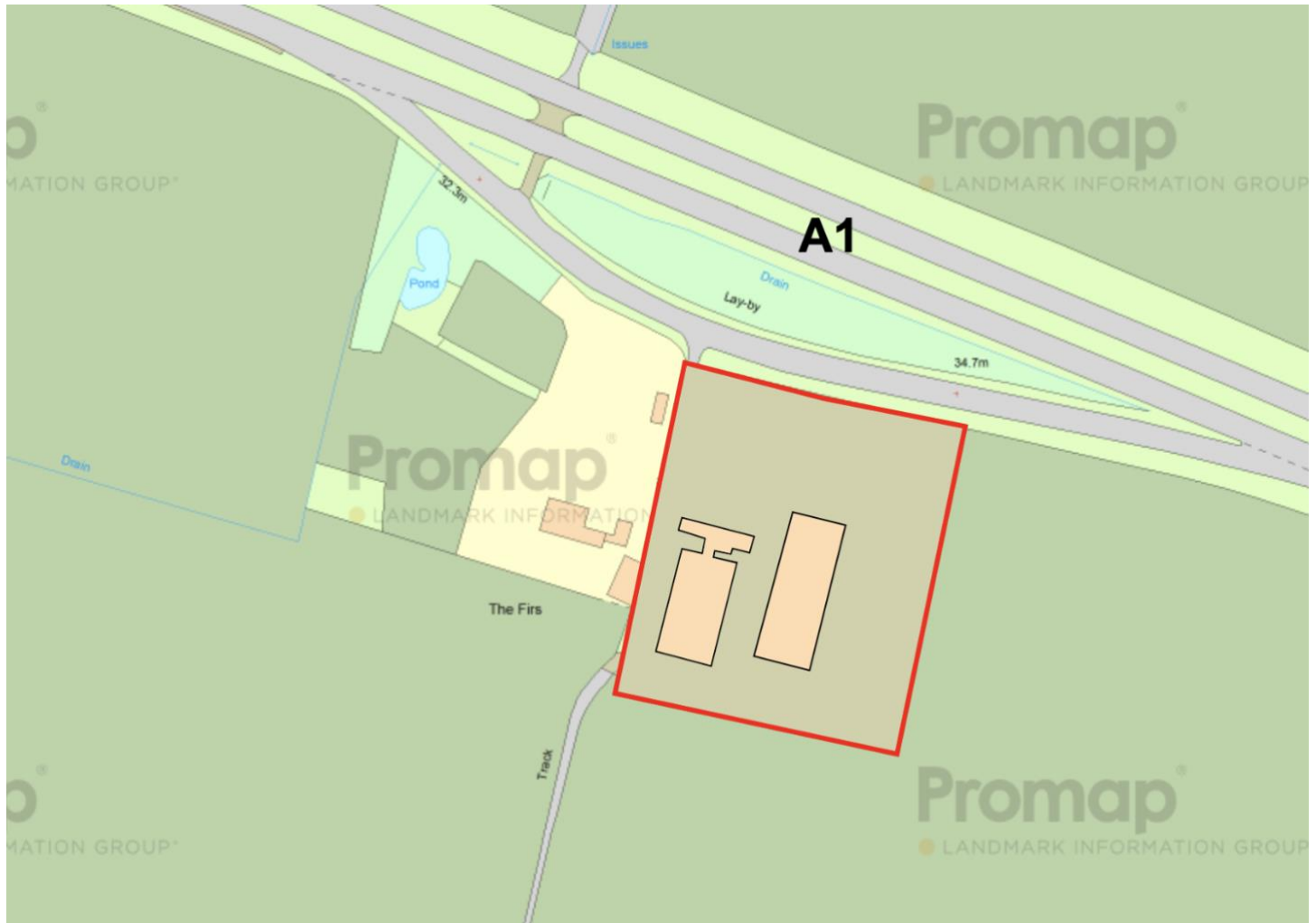


Secure Fenced Storage Sites on the A1 Trunk Road Available Immediately from 0.5 acres upwards

Storage Sites | Foston Lay-by | Great N Rd | Foston | Grantham | NG32 2JP



Surfaced and Well Drained Secure Compounds from 0.5 acres, up to 2 acres
Available Located on the A1 Northbound Between Grantham and Newark
Suitable for HGV Vehicles, Container Storage or Construction Materials
Located on the Foston Lay-by with CCTV and Secure Gated Access

Available To Let Leasehold Immediately
From £12,500 per annum plus VAT Subject to Contract

Location...

The site is located immediately off the A1 Northbound carriageway with automated security gates giving access to and from the A1 lay-by and slip road. It forms part of a site with workshop units.

Foston is a picturesque village located in the South Kesteven district of Lincolnshire, just 5 miles northwest of Grantham. This quaint village is ideally situated near the A1 trunk road, offering convenient access to major transportation routes and making it an excellent location for businesses and residents alike.

Conveniently, Foston is located close to the larger village of Long Bennington, which offers a range of amenities, including convenience stores, public houses, and schools, making it a practical choice for those seeking both tranquillity and access to everyday necessities.

The proximity to Long Bennington, combined with the ease of access to the A1 trunk road, makes Foston an ideal location for a range of occupiers.

Description...

The site comprises a largely rectangular area of land located on the northbound carriageway of the A1 trunk road.

Access to the site is from the A1 slip road and Foston Lay-by.

The site is floodlit and fenced with CCTV coverage and has been levelled and hard-cored for HGV and containerised storage. The site benefits from good drainage having an elevated position.

The land is available in fenced gated compounds from 0.5 acres up to a total of 2 acres.

Tenure...

The sites are available on the basis of a new leases on Full Repairing and Insuring terms for a minimum term of 3 years.

Rent to be paid quarterly in advance on the quarter days to the landlord. The landlord reserves the right to charge an annual insurance rent.

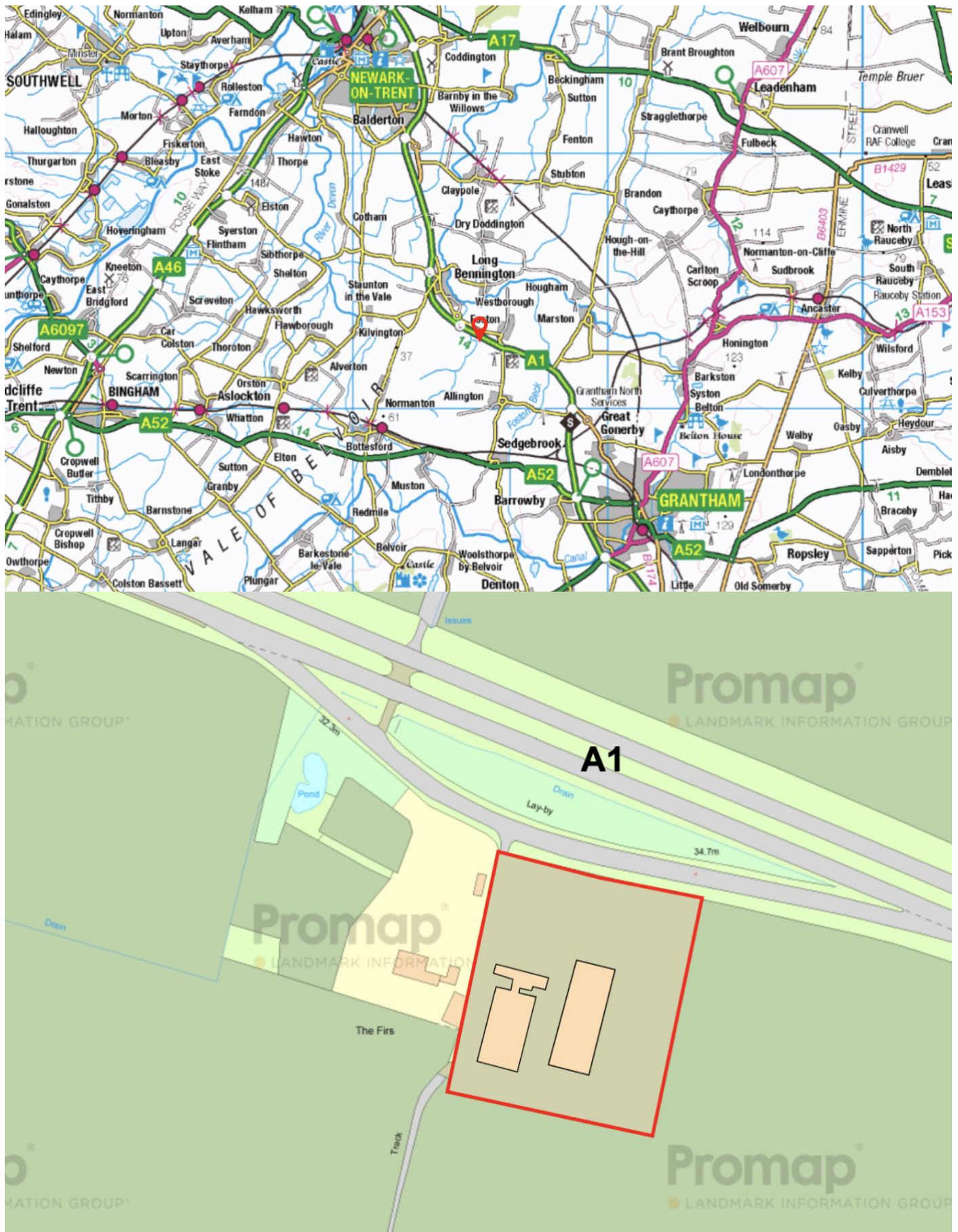
The incoming tenant will be responsible for the landlord's reasonable legal fees with regards to the lease preparation costs.

Outgoings...

The tenant will be responsible for all utilities at the site including Business Rates, repairing the boundaries and keeping the site tidy.

Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.
sales@poyntons.com | poyntons.com



Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com

