



## MIXED WORKSHOP & OFFICE PREMISES UNITS 5-7 RUSTON ROAD, GRANTHAM, NG31 9SW

- Two Detached Workshop Premises in addition to further detached Single Storey Office Building constructed from the 1970's onwards.
- Premises well-presented throughout with Workshops having overhead Craneage suitable for heavy Engineering uses. Eaves height range from 3.30m (10' 9") to 6.30m (20' 8").
- Site benefits from CCTV connection and there is extensive concrete surfaced Yardage together with Car Parking.
- Total Gross Internal Area approx. 15,678 sq ft (1,457 sq m).

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**PRICE: £800,000 FREEHOLD | 15,678 SQ FT**

**BROWN & CO JHWalter**

Property and Business Consultants

## LOCATION

Grantham is an established Market Town in South Lincolnshire being approximately 23 miles East of the City of Nottingham and 25 miles South of the City of Lincoln.

The Town has a resident population of approximately 38,000 people and the A1 runs immediately to the West of the Town providing excellent road communications. The Town also has a main line rail connection to London Kings Cross with a journey time of approximately 75 minutes.

Ruston Road is situated within the heart of the established Alma Park Industrial Estate which is home to many of the Town's Manufacturing and Logistical Businesses.

## DESCRIPTION

Units 5-7 Ruston Road briefly comprises three detached structures, being two Workshops with the remaining building being a detached single-storey Office. We believe the site has been developed from the early 1970's onwards. The three buildings are well-presented throughout and capable of immediate occupation and benefit from 3 phase electricity with the two Workshops having overhead craneage having capacities of 3 tonnes and 5 tonnes respectively. The site has CCTV coverage and there is extensive concrete Yardage and Car Parking to the perimeter.

Workshop eaves heights range from 3.30m (10' 9") to 6.30m (20' 8").

## ACCOMMODATION

In terms of gross internal area, the accommodation comprises as follows:

Building	Sq M	Sq Ft
Workshop 1 (5 tonne crane)	524.2	5,643
Workshop 2 (3 tonne crane)	668.3	7,193
Detached Office Building	174.9	1,883
Mezzanine Offices & Stores	89.1	959
<b>TOTAL</b>	<b>1456.5</b>	<b>15,678</b>

## EPC RATINGS

The Workshop accommodation has an EPC Rating of D81 with the Office space having an EPC Rating of D94. Both EPC's were produced in March/April 2022.

## VAT

We understand that VAT will be charged upon any sale price negotiated.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of any sale negotiated.

## PRICE

The freehold interest in the property is available at an asking price of £800,000. Vacant possession will be granted upon completion.

## BUSINESS RATES

We believe that the properties are assessed as 3 separate Rating Assessments under the 2023 Rating List and have the following descriptions and Rateable Values:

5 Ruston Road – Workshop & Premises – RV £22,500

5a Ruston Road – Workshop & Premises – RV £7,200

7 Ruston Road – Workshop & Premises – RV £28,500

For further information in respect of the level of Business Rates payable in respect of these properties, prospective purchasers should contact South Kesteven District Council. Tel: 01476 406080.

## TOWN & COUNTRY PLANNING

The property has been used for a number of years as Workshops and Offices and as such should have an established use now falling under Use Class E of The Use Classes Order 2020.

We would recommend that potential purchasers make their own enquiries regarding planning-related matters via the Planning Department at South Kesteven District Council. Tel: 01476 406080.

## SERVICES

We understand that the property is connected to mains electricity (with 3 phase supply), water and drainage. We understand that mains gas is not available in this location.

We have not carried out any tests of any of the services or appliances present at the property and any potential purchaser should arrange for their own tests to ensure that any services are adequate and in working order before committing to purchase the property described herein.

## VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Selling Agents:

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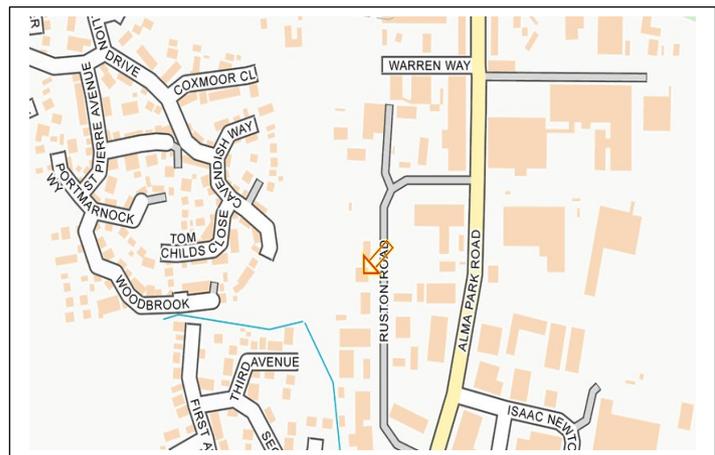
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