

Industrial Unit with Offices To Let

On the instructions of Grantham Investments Limited



Unit 9 Ellesmere Business Park off Swingbridge Road, Grantham, Lincolnshire, NG31 7XT

- Modern light industrial unit approx. 7,078 sq ft (657.67 sq m), Gross Internal Area
- Offices to ground and first floor 2,768 sq ft (257.15 sq m)
- Warehouse 4,310 sq ft (400.41 sq m), 6m to eaves with roller shutter door
- Prime location with main road frontage and suitable for trade counter use (subject to planning)
- Popular business park close to the A1 Trunk Road
- Rent on Application

Location

Unit 9 Ellesmere Business Park is a modern industrial unit providing excellent office and warehouse accommodation and is located in a prominent position at the front of the site. Ellesmere Business Park is an established industrial estate next to the new Police Headquarters and is situated close to the A1.

Grantham has a population of approximately 44,580 (Census 2016) and provides an excellent location with easy access to the A1 and main line train services with a journey time to London King Cross of approx 65 minutes.

Description

Steel portal frame unit of brick and block construction with insulated profile sheet cladding to the upper elevations and roof.

Accommodation

Offices

2,768 sq ft (257.15 sq m) over ground and first floor. All offices are carpeted and have gas central heating, including ladies and gents toilets, staff room/kitchen.

Warehouse

Approx 72'6 x 60' – 4,320 sq ft, 6m to eaves.
Electric roller shutter door

The property is alarmed.

External

Tarmac and concrete area to the rear of the premises that provides sample space for deliveries, loading and car parking.

Services

We understand that mains electricity (3 phase) and mains water are connected to the property but interested parties should contact the relevant service companies to confirm this.

Business Rates

The property has a rateable value of £26,500 with rates payable of approximately £13,224 for the year 2025/26.

Tenure

The property is available to let by way of a new full repairing and insurance lease for a term to be negotiated. The rent is payable quarterly in advance by Direct Debit. The tenant will be required to pay a deposit equivalent to 3 months' rent prior to the commencement of the lease. Rent on application, please call to discuss.

Energy Performance Certificate

The property has an Energy Performance Asset Rating of B (45). A copy of the certificate is available on request.

VAT

The rent payable is subject to VAT at the prevailing rate.

Maintenance Charge

There is a small maintenance charge invoiced to all the occupiers on the business park. Further details upon request.

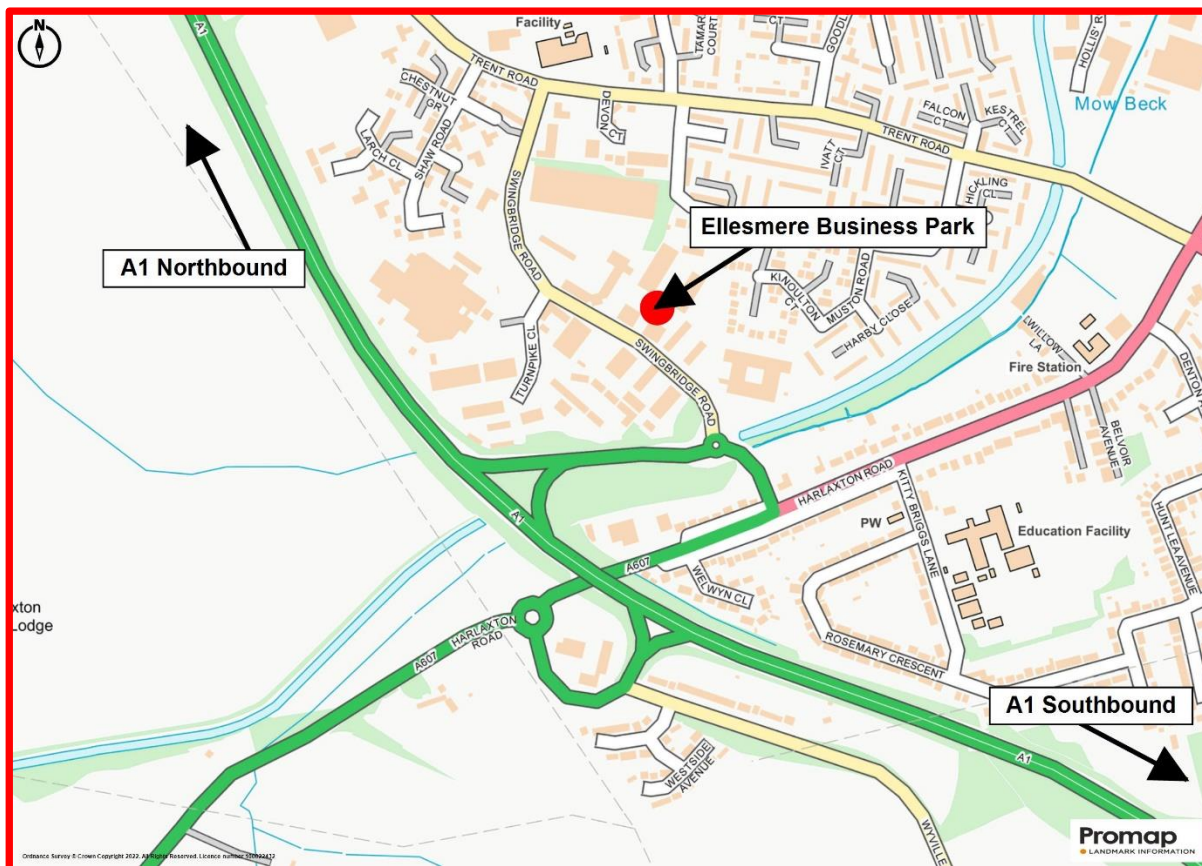
Legal Costs

Each party will be responsible for their own legal costs incurred in the preparation of a new lease.

Viewing

By prior arrangement with

Grantham Estates Tel: 01476 592960



Location Plan – for identification purposes only (licence no. LAN1001542)

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