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Light Industrial Unit (B1) TO LET



**Harlaxton Business Park, Melton Road,
Grantham, Lincolnshire, NG32 1HQ.**

- **Light industrial space of 8340 sq ft (775 sq m)**
- **Established location with easy access to the A1**
- **Integrated office space and mezzanine**
- **Available immediately**



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DESCRIPTION & LOCATION

A modern light industrial unit of steel portal frame construction with blockwork walls under a concrete tiled roof and translucent panels. The unit has a concrete floor and is well presented with an oil-fired hot air blower. There is integrated office space and a substantial mezzanine floor.

The subject property forms part of Harlaxton Business Park which is conveniently located approximately two miles to the west of Grantham on the A607 to Melton Mowbray. The A1 north and southbound is easily accessible.

ACCOMMODATION

Accommodation	ft ²	m ²
Warehouse (main)	4772	443
Rooms	988	92
Office	450	42
Mezzanine	4530	421
Warehouse (under mezz)	1775	165
Stores	355	33
TOTAL	12,870	1196

(All areas quoted are for guidance only)

The property has several designated parking spaces externally.

SERVICES

We understand that 3 phase electricity, water & drainage are connected to the property. Interested parties should make their own enquiries as to the capacity and suitability of the services available.

BUSINESS RATES

The premises have a Rateable Value of £30,000. We estimate the business rates payable to be approximately £15,270 p.a. however, the incoming tenant should rely on their own enquiries with the Local Authority.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of D.

TENURE & RENT

The premises are available 'To Let' on a new lease for a term to be agreed at a rent of £26,000 per annum exclusive.

SERVICE CHARGE

A modest service charge is payable toward the cost of maintenance of common areas. Further details are available upon request.

VAT

All figures quoted are exclusive of VAT which is payable at the prevailing rate.

COSTS

Each party to be responsible for their own legal costs incurred in creating the Lease.

FURTHER DETAILS

For further information relating to this property or to arrange a viewing contact:-

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General internal view of accommodation

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