



UNITS 1, BRANT ROAD, FULBECK, GRANTHAM NG32 3JD

- **New high quality workshop/warehouse unit in gated secure private compound**
- **Unit 1 - 7,341 ft<sup>2</sup> (682 m<sup>2</sup>)**
- **5.4 m minimum eaves, 4.5 m sectional doors**
- **Excellent location with easy access to A17 (A1 & A46 at Newark 9 miles)**
- **TO LET on new lease(s) at £6 ft<sup>2</sup> p.a.**

## LOCATION

Situated just off the A17 at Fulbeck, the premises are set within a secure contractors compound approximately mid-way between Newark & Sleaford with excellent road access to the A1/A46 at Newark (9miles) & A1 at Grantham (8 miles)

The units are newly built to shell finish and can be further specified to suit individual requirements (subject to status & lease terms)

Further information including floor plans & elevations are available on request or can be downloaded from our website.

### Accommodation

Description	ft <sup>2</sup>	m <sup>2</sup>	Rent p.a.
<b>WAREHOUSE</b>			
<b>UNIT 1</b>	7,341	682	£44,046
<b>TOTAL GIA</b>	7,341	682	

Externally there is parking immediately to the front of the unit with additional yard space to the side.

## SERVICES

Mains 3-phase electricity and water are available for connection. Interested parties should make their own enquiries to the relevant utility providers as to the capacity & suitability of the services for their intended use.

## TENURE

The Units are available TO LET (individually or combined) on new Full Repairing & Insuring leases for a term to be agreed.

## SERVICE CHARGE

A modest service charge is payable in respect of the common areas and site security (further details available on request)

## BUSINESS RATES

To be assessed. All enquiries regarding business rates should be made to South Kesteven District Council on 01476 406080

## COSTS

The incoming tenant(s) to be responsible for the Landlord's reasonable legal costs incurred in the creation of the new lease(s).

## VAT

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

## VIEWING

For further information or to arrange a viewing, please contact:

Garry Wood MRICS

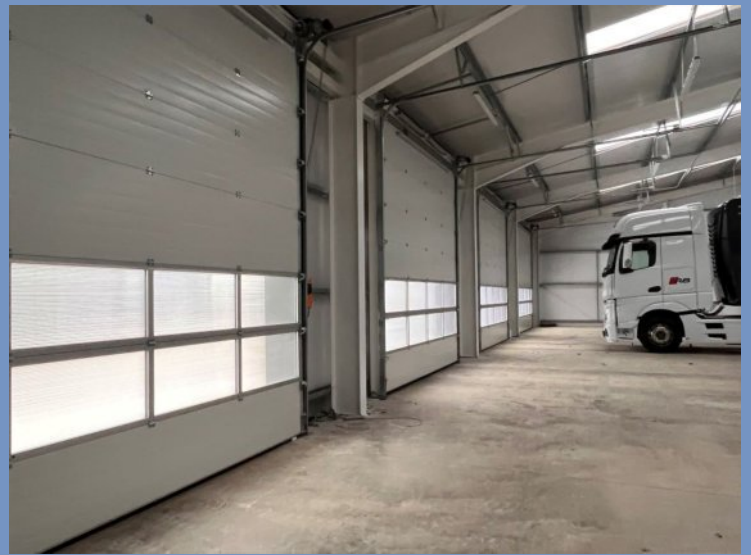
E: [garry@woodmoore.co.uk](mailto:garry@woodmoore.co.uk)

M: 07790 831915 or Office: 01636 610906



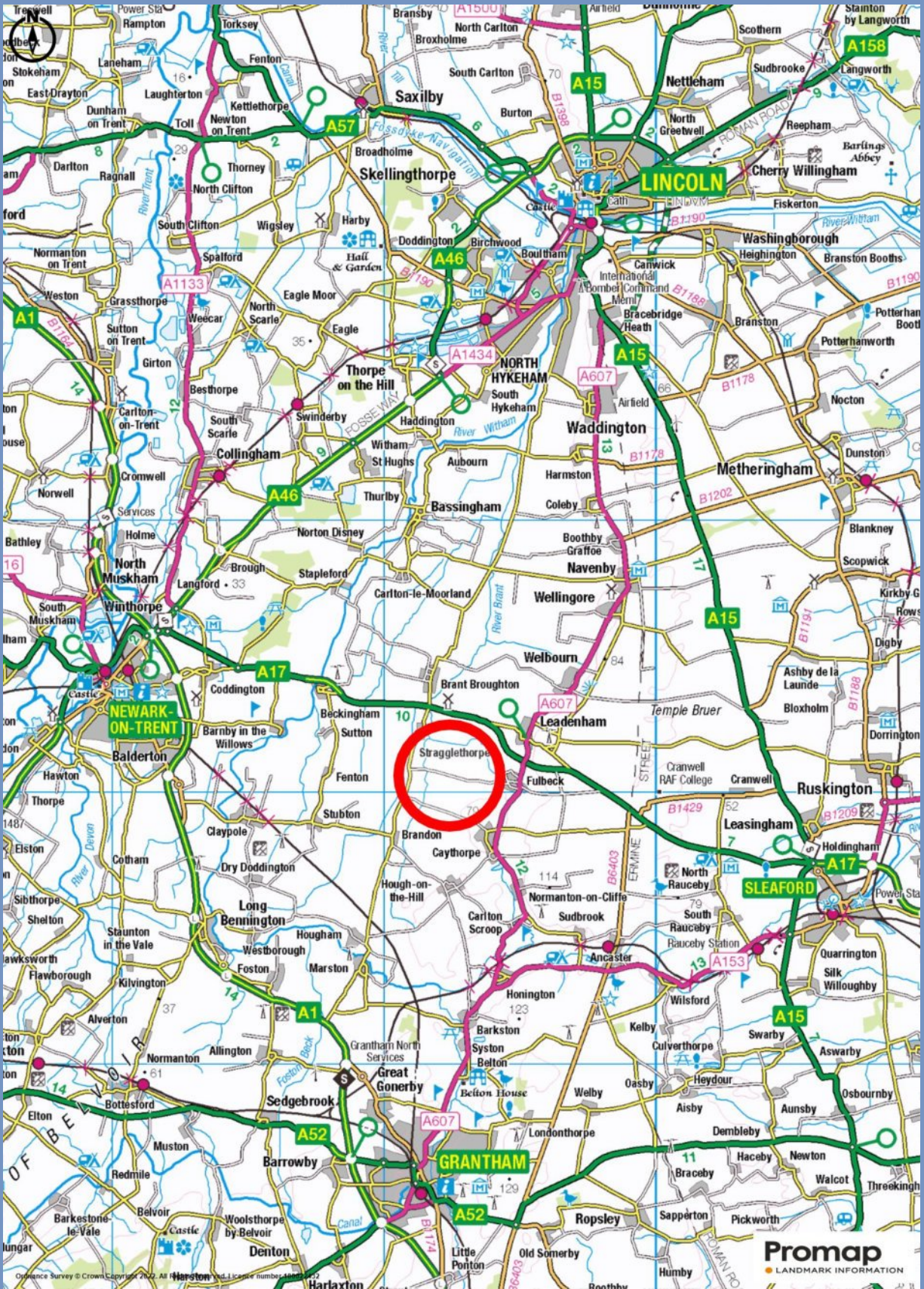
**Internal View of Warehouse**





Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) All premises are offered subject to contract and availability. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility on the part of the vendor, Wood Moore & Co or any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement or representation upon which any reliance can be placed. (iii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iv) Neither Wood Moore & Co Ltd nor any of their agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. (v) All prices and rents quotes are exclusive of, but may be liable to, VAT at the prevailing rate





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