



AUTUMN PARK BUSINESS CENTRE, GRANTHAM NG31 7EU

- High quality office accommodation with unrestricted on-site car parking.
- Competitive inclusive rents to include utilities, free broadband and meeting facilities, 24/7 access, & controlled door access
- Individual office sizes from 89 ft² (8.27 m²) to 514 ft² (48.0 m²)
- Close to town centre amenities and train station (London 1hr 10 minutes)
- Prominent position within walking distance of train station and with easy access to A1, A52 & A607

LOCATION

Autumn Park Business Centre is a popular and established office location with prominent frontage to Dysart Road. The offices are located within a short distance of the town centre with excellent links to A1.

Grantham is an attractive and popular market town with a resident population in the order of 38,000 serving a large catchment area. The town is well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within an hours drive.

DESCRIPTION

The property benefits from an attractive main reception area with free meeting & conferencing facilities. For further details please visit the Business Centre's dedicated website <http://autumnparkbusinesscentre.co.uk/>

Autumn Park Business Centre is always popular with existing tenants regularly 'trading up' to larger offices as and when they become available and, as such, availability regularly changes - we would recommend that interested parties always call to confirm current availability.

Accommodation

Office	ft ²	m ²	Rent p.a.
Ground Floor			
1	234	21.74	£7,020
5	254	32.60	£7,620
6	254	23.60	£7,620
14	89	8.30	£2,670
18	170	15.80	£5,100
19	342	31.77	£10,260
First Floor			
29-30	458	42.55	£13,740
35-36	514	47.75	£15,420
38	98	9.10	£2,940
45-47	496	46.08	£14,880

ENERGY PERFORMANCE

The property has an EPC Rating of 105 (E)

SERVICES

The offices are provided inclusive of utilities, broadband, heating, use of meeting room, common area cleaning and car parking.

TENURE

The offices are available To Let on standard 3-year agreements with mutual annual options to break. A rent deposit equal to 3-month's rent is payable.

BUSINESS RATES

All offices are individually assessed with the majority below the threshold for 100% rate relief. Enquiries regarding eligibility for rate relief should be made to SKDC Tel: 01476 406080

VAT

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

COSTS

Each party to be responsible for their own legal and other costs incurred in the creation of a new lease.

VIEWING

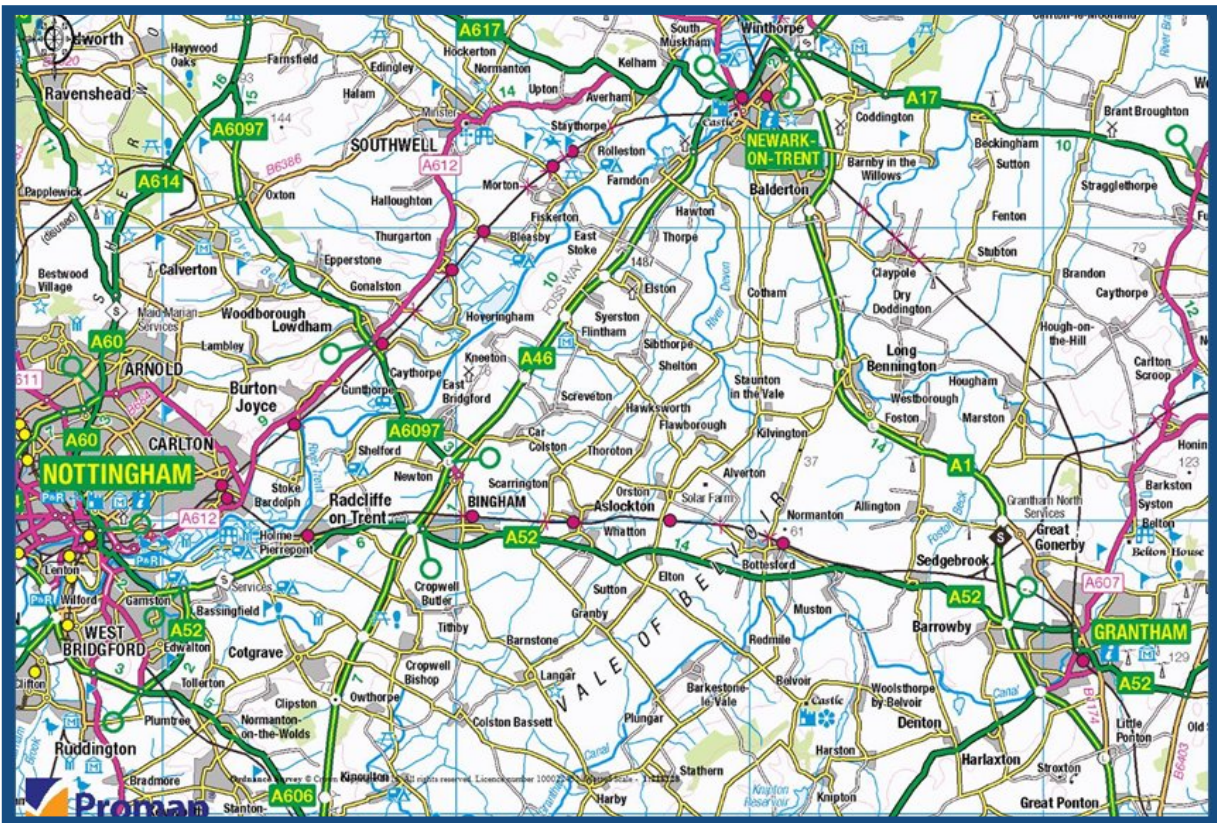
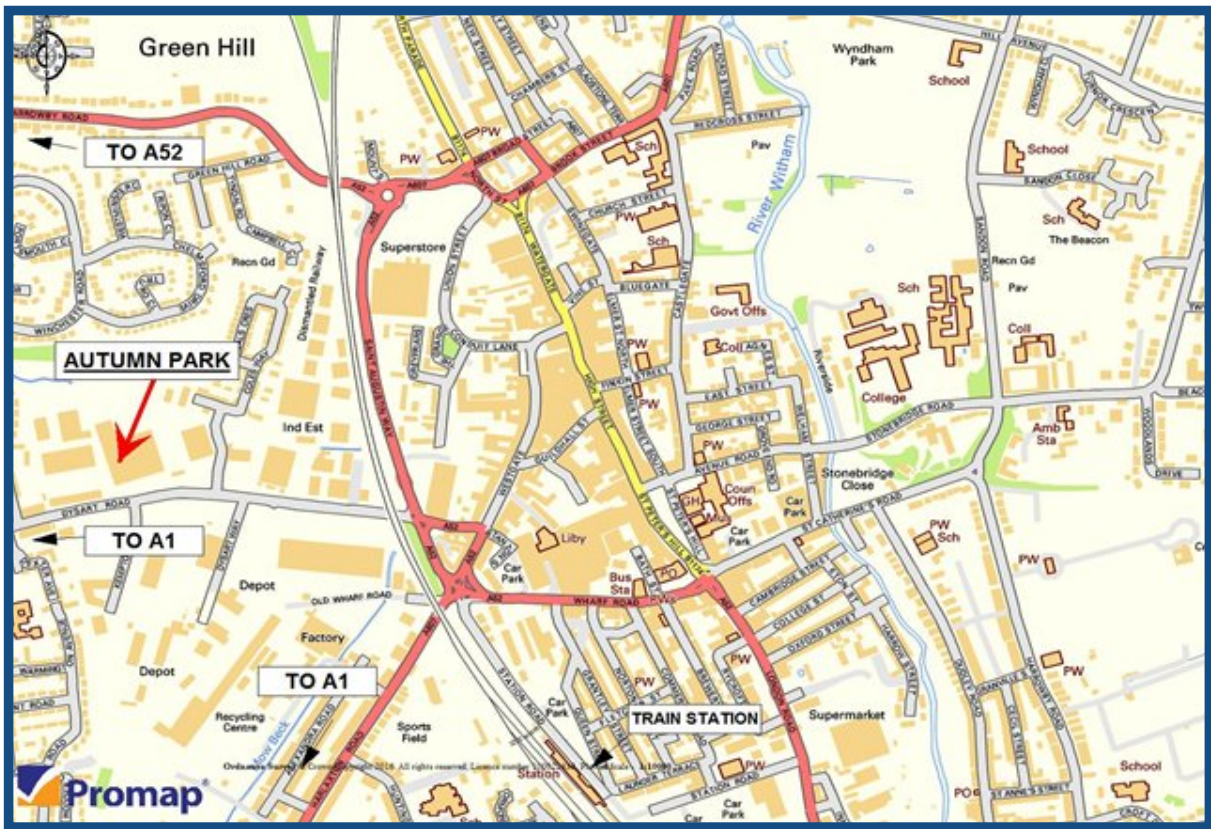
For further information or to arrange a viewing, please contact:

E: enquiries@woodmoore.co.uk

T: 01636 610906



Internal View of Reception



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