



## 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 86 ft<sup>2</sup> (7.99 m<sup>2</sup>) to 514 ft<sup>2</sup> (48.0 m<sup>2</sup>)
- 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 <sup>2</sup>	m <sup>2</sup>	Rent p.a.
<b>Ground Floor</b>			
<b>5</b>	254	32.60	£7,620
<b>6</b>	254	23.60	£7,620
<b>14</b>	89	8.30	£2,670
<b>15</b>	86	7.99	£2,580
<b>18</b>	170	15.80	£5,100
<b>19</b>	342	31.77	£10,260
<b>First Floor</b>			
<b>31-32</b>	507	47.12	£15,210
<b>35-36</b>	514	47.75	£15,420
<b>43</b>	175	16.26	£5,250
<b>45-47</b>	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

Tenants are responsible for payment of any Business Rates due, although 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

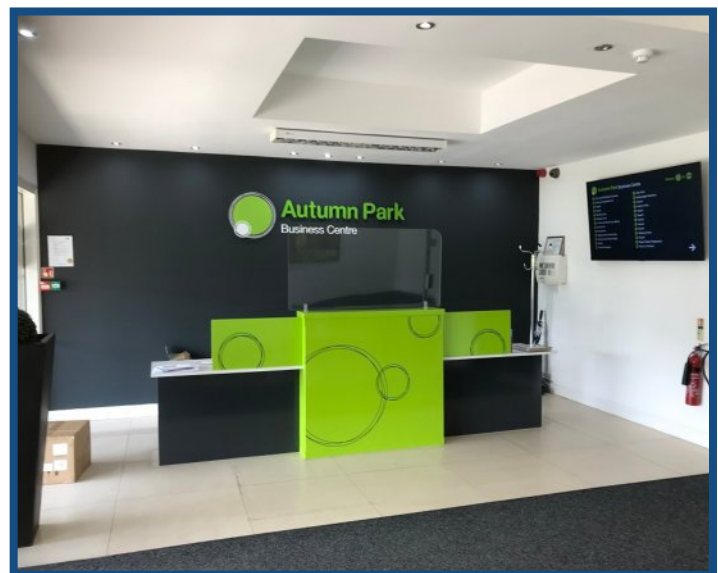
Each party to be responsible for their own legal and other costs incurred in the creation of a new lease.

## VIEWING

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

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

T: 01636 610906



Internal View of Reception



