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## Autumn Park Industrial Estate Dysart Road, Grantham, NG31 7EU

### TO LET

#### Unit 21

**Size:** 1,948.00 sqft (180.98 sqm) | **Rent:** £15,950 Per Annum | **Video:**

- Established industrial estate
- Recently refurbished unit
- Level access loading door
- 3 phase power
- WC facilities
- Security fencing
- Own loading yard/car parking

#### LOCATION:

Autumn Park Industrial Estate is an established commercial location situated close to both the town centre and within easy reach of the A1 at the Harlaxton Road junction which approximately 1.5 miles from the unit. Other occupiers include Formula One Autocentres, and Toolstation.

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#### DESCRIPTION:

The unit comprises a steel portal frame unit with part brick / part steel profile clad elevations under a steel profile roof. Internally the unit benefits from an eaves height of 5m, fluorescent strip lighting and translucent roof panels.

#### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Warehouse	1,948.00	180.98
<b>TOTAL</b>	<b>1,948.00 sqft</b>	<b>180.98 sqm</b>

#### TENURE:

Leasehold

**RENT:** £15,950 Per Annum

**SERVICE CHARGE:** A service charge will be levied for the upkeep and maintenance of the estate

**VAT:** VAT will be charged at the prevailing rate

**RATEABLE VALUE:** To be assessed

**EPC:** Available upon request.

**LEGAL COSTS:** Each party will be responsible for their own legal costs incurred in the transaction.

#### CONTACT:



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