

# phillips sutton

Niche Commercial Property Agents



0116 216 5144



info@phillipssutton.co.uk



www.phillipssutton.co.uk



14 Francis Street, Stoneygate,  
Leicester LE2 2BD

phillips  
sutton

0116 2165144  
www.phillipssutton.co.uk

## Established Industrial Estate

Unit 6, Autumn Park Industrial Estate, Dysart Road,  
Grantham NG31 7EU

Total GIA: 7,334 sq. ft

# TO LET

### KEY FEATURES



Comprehensively refurbished



New LED warehouse lighting



Two loading doors



Refurbished offices & WC's



Established industrial location



Easy access to A52/ A1/A607



Secure external yard provision



## LOCATION :

Autumn Park Industrial Estate offers any business requiring industrial premises a prime and central A454 location right in the heart of the market town of Grantham in Lincolnshire. Within easy reach of all major roads such as the A1, A52, and the A607, A456 and the East Coast Mainline station, we are perfectly located to allow your industrial business to develop and connect.

## DESCRIPTION :

Newly and comprehensively refurbished fully detached industrial warehouse ready for occupation Q4 2022. Refurbishment works include new external cladding, full roof replacement, two level access loading doors and LED warehouse lighting. The attached offices and ancillary accommodation have also been fully refurbished.

The offices benefit from double glazing, suspended ceiling, recessed LED lighting, Air- Conditioning and carpeting. In addition new WCs and kitchen have been installed.

Externally the unit benefits from an ample secure yard provision with an additional area of allocated parking to the front of the offices for staff and visitors.

## CONTACT:



**Brodie Faint**

07852529977

bfaint@phillipssutton.co.uk

## Or Joint Agents:



0115 950 6611

## TENURE:

On the new lease to be agreed.

## RENT:

£62,500 per annum.

## RATEABLE VALUE:

To be re-assessed.

## 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.

## LEGAL COST:

Each party to bear their own legal costs in the transaction.

## PREMISES:

| FLOOR        | AREA SQFT    | AREA SQM      |
|--------------|--------------|---------------|
| Unit 6       | 7,334        | 681.35        |
| <b>TOTAL</b> | <b>7,334</b> | <b>681.35</b> |



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