

phillips sutton

Niche Commercial Property Agents



0116 216 5144



info@phillipssutton.co.uk



www.phillipssutton.co.uk



Unit 13. Stoughton Grange,
Gartree Road, Oadby,
Leicester LE2 2FB

phillips
sutton

0116 2165144
www.phillipssutton.co.uk

To Let - Industrial/ Warehouse/ Storage Unit

UNITS 33-36

**Honey Pot Lane Industrial Estate, Honey Pot Lane,
Colsterworth, NG33 5LY**

12,250 sq. ft

TO LET

KEY FEATURES

- Industrial/warehouse unit
- 14,380 to 28,762 sq ft
- Large Yard
- Secure Site
- LED Lighting
- Electrical Roller shutter doors
- EPC Rating: C
- Fully Racked
- Excellent Access to A1



LOCATION :

Honey Pot Lane Industrial Estate has access to the southbound carriageway of the A1 and is situated on the south side of Honeypot Lane, Colsterworth and is approximately 7 miles south of Grantham, 12 miles west of Bourne and 15 Miles north of Stamford.

The Estate comprises 20 acres and has 18 factory/warehouse units.

DESCRIPTION :

Terrace of industrial/warehouse units of steel portal frame construction with full height cladding and electric roller shutter doors.

The units have an eaves height of 6.7m. The units are fully racked and have LED lighting.

There are two transformers on site providing 1,500KVA and 500 KVA respectively.

TENURE:

Available on new lease on terms to be agreed

RATEABLE VALUE:

Units 33-36 currently have the following rateable values:- of £26,500 per unit

SERVICE CHARGE:

Service charge payable to cover maintenance of common areas and security.

VAT:

VAT will be charged at the prevailing rate

PRICE:

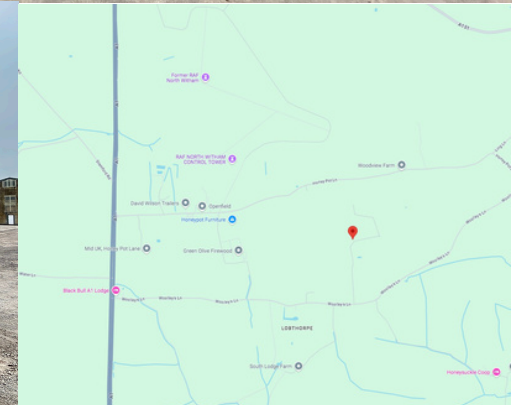
£5.25 per square foot



PREMISES:

The accommodation comprises the following areas:

NAME	SQ FT	SQ M
UNIT - 33-34	14,380	1,335.95
UNIT - 35-36	14,382	1,336.13
TOTAL	28,762	2,672.08



CONTACT:



Sam Sutton
07794 081052
ssutton@phillipssutton.co.uk

0116 216 5144

info@phillipssutton.co.uk

www.phillipssutton.co.uk



Unit 13, Stoughton Grange, Gartree Road, Oadby
Leicester LE2 2FB

Misrepresentation Act, 1967. Phillips Sutton Associates for themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy them by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Phillips Sutton Associates has any authority to make or give any representation of warranty whatever in relation to this property.