

UNIT TO LET

4,028 sq ft²

(374.2 m²)



0.8 MILES
TO A1



MODERN TRADE
COUNTER UNIT



FRONTAGE TO
HARLAXTON RD



UNIT 6

www.ipif.com/grantham

TRADE COUNTER UNIT TO LET

UNIT 6, GRANTHAM TRADING ESTATE
HARLAXTON ROAD, NG31 7SA

IPIF
TRADE

LOCATION

Grantham in Lincolnshire is a lively market town, with a diverse range of businesses supporting the economy in the area. It is approximately 31 miles east of the M1 at Nottingham, and approximately 41 miles north of Leicester.

The property is located off of Harlaxton Road (A607) on the outskirts of the town centre benefitting from convenient access to the A1, A607 and A52 road connections. Other occupiers on the estate include Screwfix, City Plumbing Supplies and Yesss Electrical.

DESCRIPTION

The estate comprises 6 trade counter units situated within two terraces and one detached unit (Unit 6), totalling 19,138 sq ft (1,778 sq m). Constructed in the early 2000s the units are of steel portal frame construction under roofs with concrete floors. The elevations comprise of brick and blockwork walls with steel profile cladding in part.

The unit benefits from customer entrance with glazing, level access loading, warehouse lighting, WC and 5.3 metre eaves. Situated at the front of the estate Unit 6 benefits from prominent frontage onto the A607 Harlaxton Road.

The terraces are well located across the site and provide 5 car parking spaces per unit, with adequate overflow.

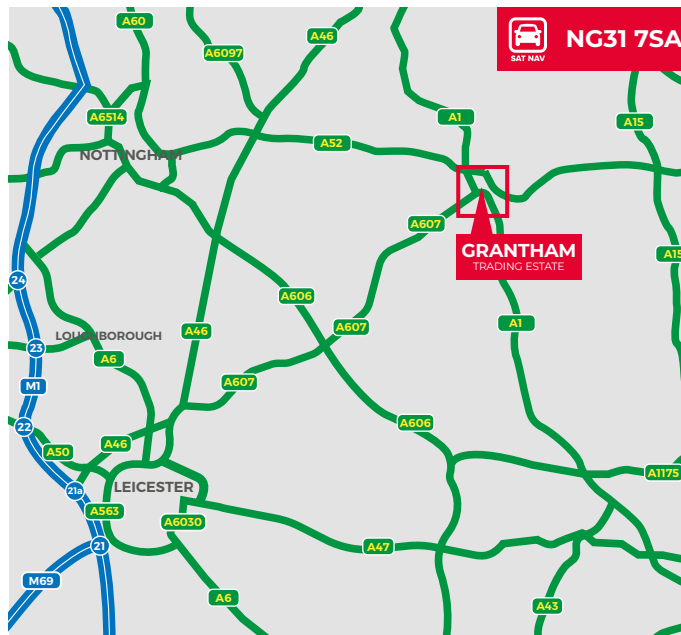
SPECIFICATION

- Modern trade counter unit
- Established location
- Prominent position on estate
- Level access loading door
- Warehouse lighting
- Fitted WC

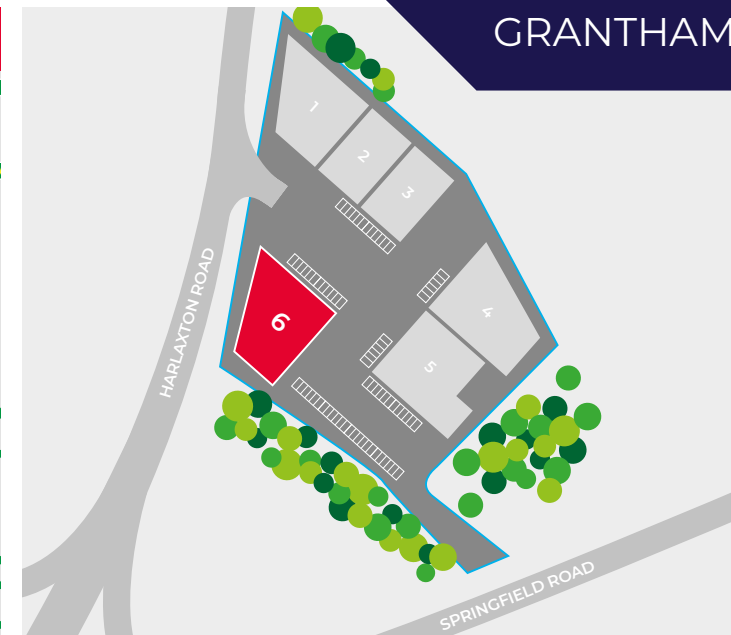
ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 6	M ²	FT ²	EPC
Total	374.2	4,028	C-51



GRANTHAM



LEASE TERMS

The unit is available on new full repairing and insuring terms.

BUSINESS RATES

Rent on application.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

On behalf of the landlord

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