

WOOD MOORE

# Unit 2a Harlaxton Business Park, Main Road, Grantham, NG32 1HQ

To Let | 4,381 sq ft

Rare opportunity to occupy a well appointed warehouse extending to 4,381 sqft on this popular business park.

[woodmoore.co.uk](http://woodmoore.co.uk)

## Unit 2a Harlaxton Business Park, Main Road, Grantham, NG32 1HQ

### Summary

- Rent: £17,000 per annum
- Business rates: £1.45 per sq ft
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D (77)
- Lease: New Lease

### Further information

- [View details on our website](#)

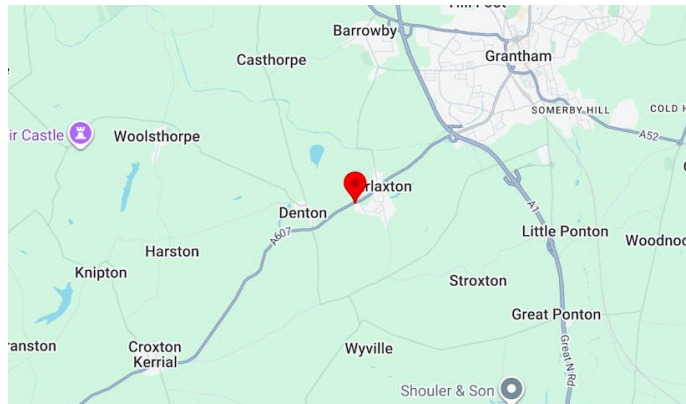
### Contact & Viewings



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### Description

A modern light industrial unit of steel portal frame construction with blockwork walls under a concrete tiled roof and translucent panels. The unit has a concrete floor and is well presented with a hot air space heater. There is integrated office space and a substantial mezzanine floor as well as a three-phase electricity supply.

### Location

The subject property forms part of Harlaxton Business Park which is conveniently located approximately two miles to the west of Grantham on the A607 to Melton Mowbray. The A1 north and southbound is easily accessible.

### Accommodation

The accommodation comprises the following areas, to include access to several parking spaces:

Name	Size
Ground – Warehousing	2,831 sq ft
Mezzanine – Storage	1,550 sq ft



### Terms

The premises are available 'To Let' on a new Head Lease for a term to be agreed at a rent of £17,000 per annum exclusive of VAT.

### Services

We understand that 3 phase electricity, water & drainage are connected to the property. Interested parties should make their own enquiries as to the capacity and suitability of the services available

### Business Rates

The premises have a Rateable Value of £12,750. We anticipate that small business rates relief should apply and the premises may be eligible for 85% discount on the rates payable (subject to status) however, the incoming tenant should rely on their own enquiries with the Local Authority.

### Energy Performance Certificate

The property has an EPC Rating of D.

<https://find-energy-certificate.service.gov.uk/energy-certificate/9146-5407-4431-5363-4634>

### Service Charge

An annual service charge is payable for the maintenance of communal areas.

### VAT

All costs are subject to VAT at the prevailing rate.