



Unit 3, Black Bull Barns, Colsterworth, Grantham NG33 5LL

Industrial Storage/Distribution
Unit adjacent to the A1

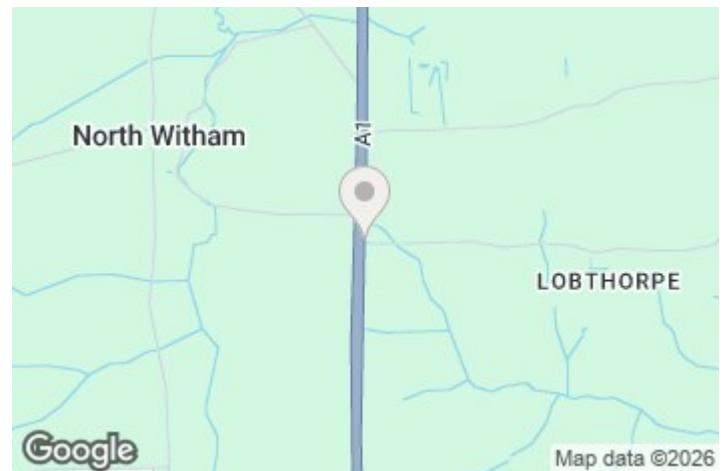
Rent £25,000 per annum + VAT

Circa 5,850 Sq. Ft

- Substantial open plan Industrial storage Unit
- 100m from the A1 Southbound Carriageway
- Circa 5,850 Sq. Ft with 10m ridge and 6m Eaves
- Dedicated Welfare Facilities including w/c & sink
- NO VEHICLE BREAKERS OR MOTOR TRADE

Summary

Size - Circa 5,850 Sq Ft
Price/Rent - £25,000 pa
Service Charge - £.50 per Sq Ft
Rateable Value - We believe it is under the £12,000 threshold
Legal Fees - Both parties will be responsible for their own fees
VAT - Applicable
EPC - Exempt



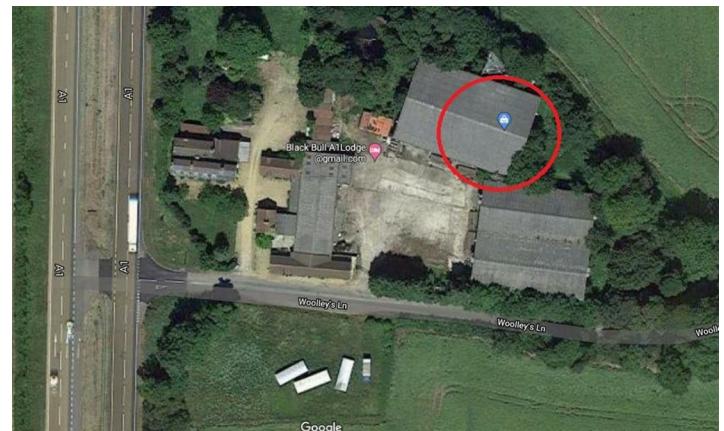
Description

Formerly a storage shed to a working farm, the unit has been internally sprayed with insulating materials and re-clad externally with the installation of an electrically operated roller door. The dividing wall between this and Unit 4 is not fireproof and if a more substantial dividing structure is required, the rent will need to increase to reflect this.

A new sliding gate has been installed at the entrance to the site and there is parking immediately to the front of the Unit.

Location

Positioned approximately midway between the market towns of Stamford to the South and Grantham to the North, the property stands approximately 100m from the Southbound carriageway of the A1 off a public highway which is accessed from both the North and South bound A1 carriageways.



Accommodation

Measuring approximately 26m x 20m the unit is rectangular in shape and open plan. An electrically operated 4.6m wide roller shutter door is fitted to the front elevation. Eaves height is circa 6.25m and ridge height 9.75m. There are dedicated Welfare Facilities including w/c & sink for which tenants are responsible for the cleaning and maintenance

There is a substantial racking system currently installed and this can be acquired by separate agreement if required.

Services

Three phase electricity and water are connected and will be recharged by the Landlord based on metered usage



Terms
A new lease on FRI terms will be issued on 5 year terms with a review at the end of year 3. Breaks to be agreed if required. Rent has been set at £25,000 per annum (£2,083.33 per calendar month) + VAT. A 3 month rent deposit will be required with rent paid quarterly in advance.

A Service charge of £.50p per Sq Ft is applicable for maintenance and repair of the communal areas. A contribution to the Buildings Insurance is payable on invoice.

Viewing and Further Information

Keith Pepperdine

Email: office@pandfcommercial.com

Tel: 01664 431330