



Open Storage Land, South Witham, Grantham NG33 5QQ

1.35 Acres of level hard surfaced land
within 3 miles of the A1

Rental Guide £22,500 per half acre or
£50,000 for the whole

1.35 acres which could be divided in to
2 or 3 parcels

- 1.35 Acres of substantially level land with a hard surface
- Pallisade security fencing and gates
- Office cabin and storage containers
- Electricity, Water and Drainage are connected
- Containers and covered shelter can remain if required.
- Pole mounted CCTV security cameras

Open Storage Land, South Witham, Grantham NG33 5QQ

Summary

Size - 1.35 Acres Total
Rent - £22,500 per half acre or £50,000 for the whole
Business Rates - RV £17,250
Legal Fees - Both parties will be responsible for their own fees
VAT - Applicable
EPC - No permanent buildings on Site

Description

A 1.35 Acre plot of storage land which could be split into 2 or 3 parcels.

Securely fenced and bund protected, with security gates and CCTV. There is an office cabin on site with Water, Electricity, Kitchen and WC connected to the onsite septic tank.

There is a raised loading ramp which could be removed if not required. The site has a substantially level hard surface to all areas and there are 2 containers with covered area between which could stay or be removed. There is a concreted cleaning bay with interceptor trap.

The configuration of the access will allow for a second set of gates to be installed if required and hence the possibility to split the site. Preference would be to let the site to a single operator.

Current planning consent is for the storage and distribution of plant and machinery

Location

Access is off the North Witham Road which has main road HGV access via North Witham directly to the A1 which is 3 miles distant to the Colsterworth Junction connecting to the North and South. Access through the Village of South Witham is restricted.

The access road leads directly off the North Witham Road past 3 other Industrial Storage and distribution businesses to the Double gated access to the land. The access road should be kept clear at all times so all businesses can function correctly.

Terms

The Guide price is £22,500 per annum per half acre or £50,000 per annum for the whole. VAT is applicable to the rent. A deposit equal to 3 months rent will be required and rent is to be paid quarterly in advance. The Landlord will insure the buildings and the tenant will refund the premium costs invoiced annually.

Services

Mains Water and Electricity are connected together with an on site Septic tank. These services have not been inspected or tested by the agents.



Viewing and Further Information

Keith Pepperdine

Email: office@pandfcommercial.com

Tel: 01664 431330

