

To Let

Swingbridge Road, Grantham, Lincolnshire, NG31 7XT

20,086 to 88,876 sq ft (1,866.05 to 8,256.85 sq m) GIA

- Four Interlinking Bays with associated Office accommodation
- Each Bay has its own roller shutter door access
- Bays 1 and 4 have an office/canteen/WC area
- The first floor space could be used as an open plan office accommodation
- Site is fully gated and fully secure



Location

Swingbridge Road is located in an established industrial area on the edge of Grantham, within 1 mile of the A1. Grantham centre lies approximately 1.5 miles to the north east.

The location offers excellent transport links to the wider regions road network with good HGV times as shown on the attached map, with the East Coast Docks within a two hour drive time.

Tenure

The premises are available as a whole, or as separate bays, by way of a new full repairing and insuring lease for a term to be agreed.

Accommodation

The property comprises four interlinking bays with associated office accommodation and WC provision. Each bay has its own roller shutter door access. The accommodation is of steel portal frame construction and is mainly clad with insulated steel profile cladding. The premises have a concrete floor, a mixture of sodium box lights and strip fluorescent lighting and a minimum eaves height of approximately 6.92m. Three of the four bays have a mezzanine area installed and the minimum height underneath the mezzanine is approximately 3.9.

Bays 1 and 4 have an office/canteen /WC area. The main office block, located within bays 2 and 3 has partitioned office accommodation to the ground floor. The first floor space is currently used as a showroom but could form open plan office accommodation.

To the front of the warehouse is a concrete yard area and associated car parking, with the site being gated and fully secure.

Description	Size
Bay 1	22,243 sq ft
Bay 2	16,575 sq ft
Offices	3,510 sq ft
Bay 3	19,557 sq ft
Offices	4,904 sq ft
Bay 4	22,087 sq ft

EPC

This property has been graded as 54 C.

Rent

£311,000 per annum

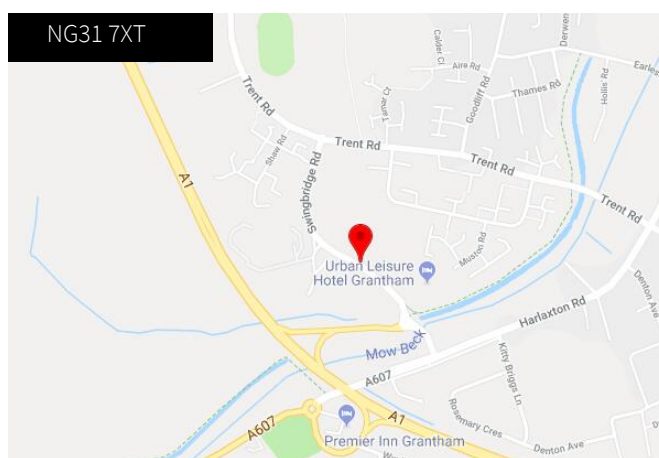
Business Rates

Rates Payable (2018/2019): £118,965 per annum
(based upon Rateable Value: £257,500 and UBR: 49.3p)

Interested parties are advised to contact Business Rates Department at South Kesteven District Council on 01476 406080

Service Charge

Should the premises be split, a service charge will become payable to cover the maintenance of the common areas. This will not be payable if taken as a whole.



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For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.