

# A range of industrial units available to let on flexible lease terms at competitive rents close to A52, A46 and A1

690.27m<sup>2</sup> to 1,403.30m<sup>2</sup>  
(7,430ft<sup>2</sup> to 15,105ft<sup>2</sup>)

- Unit can be combined or let individually
- Self contained warehouse accommodation
- Secure and gated site
- 3 Phase power and roller shutter doors
- High speed internet available
- Excellent road connections to A52, A46 and A1
- Potential landlord works/incentives available
- Easily adaptable for a variety of uses

Flexible lease terms/competitive rents available



**TO LET**



Location



Gallery



Contact

## Location

Belvoir Business Park is located just off Woolsthorpe Road, an established estate of warehousing which was previously the site of Belvoir Fruit Farms Limited.

The property is located close to the A52 and A46 dual carriage ways and also the A1 trunk road providing good access to Nottingham, Leicester, Lincoln and Grantham.

## The Property

The site comprises of several steel portal framed warehouse/light industrial units with large shared yard. The basic specification includes:

- Roller shutter door access
- Good yard and car parking
- Good eaves height
- Solid concrete floors in warehouse units
- Fully gated and secure site
- Private electric gate upon entrance
- Safe and secure
- Ideal for storage or manufacturing
- 3 phase power
- Shared WC facilities
- CCTV
- Water and electricity to the hard standing land site alongside Portacabin
- Unit 5 has been completely re-roofed with insulation and reclad





Units 3-4



Units 3-4



Unit 5

## Accommodation

Unit	M <sup>2</sup>	ft <sup>2</sup>
Units 3 & 4	690.27	7,430
Unit 5	713.03	7,675
<b>Total</b>	<b>1,403.30</b>	<b>15,105</b>

(This information is given for guidance purposes and prospective tenants are advised to undertake their own measurements prior to contract)

## Rent

The units are available on a new lease and we are quoting the following rents:

Unit	Rent
Units 3 & 4	£30,000 per annum exclusive
Unit 5	£30,000 per annum exclusive
<b>Total</b>	<b>£60,000 per annum exclusive</b>

## Business Rates

The business rates information is available from the marketing agent upon request.

## Service Charge

A service charge will be levied to cover the upkeep and maintenance of the common parts of the estate. Indicative figures can be provided from the agent.





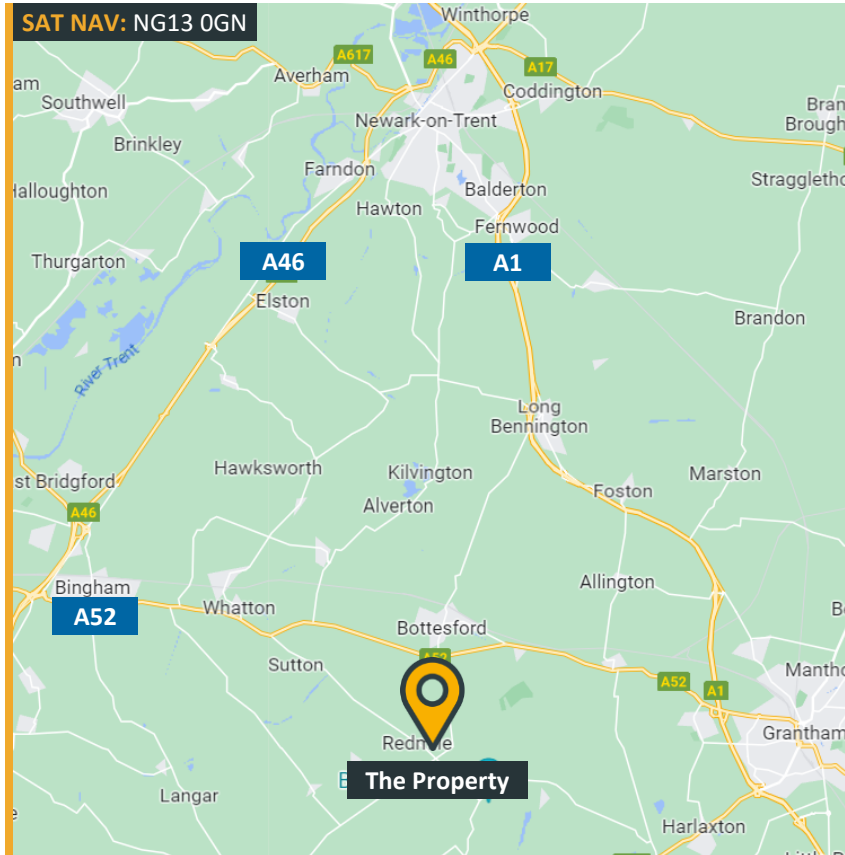
Location



Gallery



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## VAT

VAT is applicable on the rent and service charge due.

## EPC

The EPC ratings for the units are available via the agents.

## Legal Costs

Each party are to bear their own legal costs incurred in documenting the transaction.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.