

Unique and high quality former control tower used for offices located on an established industrial estate

284m²
(3,067ft²)

- Former control tower set over 3 floors
- Numerous unique features
- Observation areas and lots of windows
- Large tarmac car park
- 24 hour on-site security/24 hour access
- Direct private access to A1
- Available immediately



Suitable for a variety of uses (STP)

TO LET



Location



Gallery



Contact



Location

The property is set just off the A1 at Long Bennington and directly accessed from the A1 by a private road but also with additional access from Normanton Lane.

The site offers 24 hour manned security and 24 hour access with terrific access to the national road network.

Description

This property comprises a former control tower and provides a stand alone building with side single storey extension and ample car parking. The specification of the property includes:

- Office suites with welfare facilities
- Set over 3 floors
- Wrap around balconies on first and second floor
- Beautiful feature spiral staircase
- Heating and cooling
- Board room facilities
- Carpet tiles and vinyl flooring throughout
- Trunking and sockets throughout
- Feature external lighting
- Desks and cabinets included
- Double glazed windows offering lots of natural light
- Kitchen facilities and WC facilities
- Large tarmac surfaced car park





Floor Areas

From measurements taken on site we calculate the following Net Internal Area:

190m² (2,045ft²)

(This information is for guidance purposes only)

Rent

We are quoting a rent of:

£30,670 Per Annum

(Thirty thousand six hundred and seventy pounds)

Business Rates

From enquiries of the Valuation Office website we understand the following:

Rateable Value from 1 April 2023: £22,250

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of South Kesteven District Council)

Service Charge/Insurance

A nominal service charge will be levied upon the ingoing occupier for contribution towards the upkeep and maintenance of the common parts of the estate. The annual service charge currently runs at £2,653.66. The insurance premium is currently £579.64.





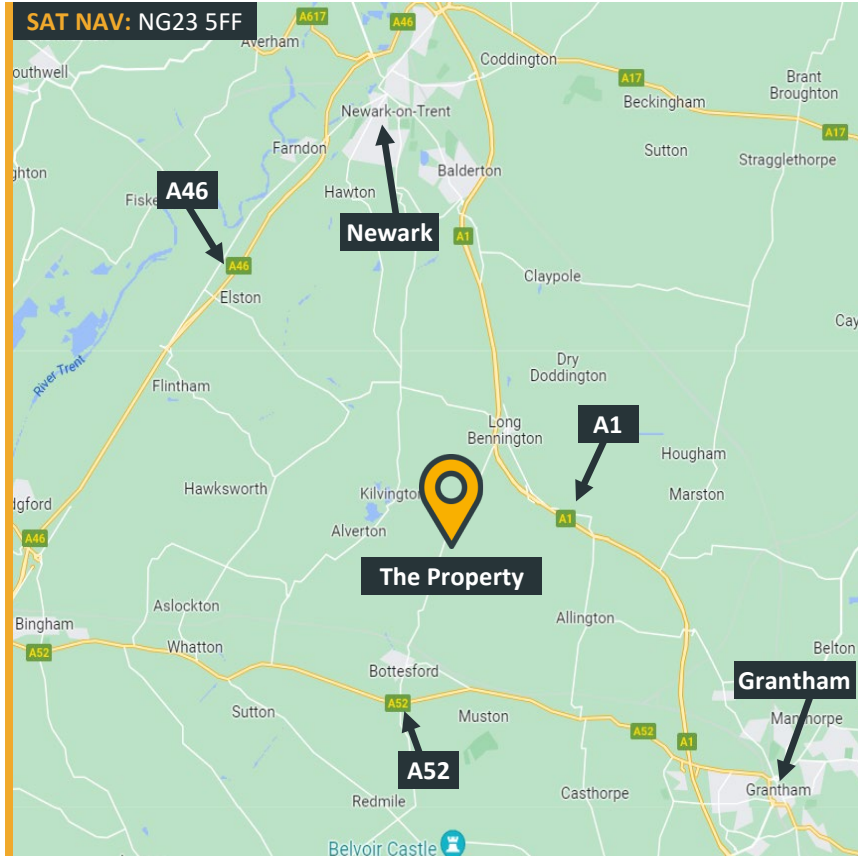
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EPC

The property has an EPC Rating of C-65.

VAT

We understand that VAT will be payable upon rent and service charge due.

Further Information

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

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30/09/2024

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