

## Detached industrial/warehouse unit with excellent loading facilities on established industrial estate

**930m<sup>2</sup>**  
(10,013ft<sup>2</sup>)

- Detached warehouse/industrial unit
- 4 x Full height electric roller shutter access
- 4.7 metre eaves rising to 7.3 at the apex
- 3 Phase power and LED lighting
- 24 hour on-site security/24 hour access
- Direct private access to A1

Available  
Immediately



**TO LET**



Location



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## 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 provides a stand alone detached steel portal frame industrial unit with the following specification:

- Clear span warehouse/production space
- 4.7 metre eaves, 7.3 metres to apex
- 4 x electric roller shutter loading doors
- LED lighting throughout
- 3 Phase power
- Solid load bearing concrete floor/slab
- Translucent roof lights
- Welfare facilities
- Surfaced yard to the front elevation
- Yard/outdoor space to the rear
- Parking to the side elevation





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## Floor Areas

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

**930m<sup>2</sup> (10,013ft<sup>2</sup>)**

(This information is for guidance purposes only)

## Rent

A flexible lease for a term of years to be agreed is on offer and we are quoting a rent of:

**£75,000 per annum exclusive**  
**(Seventy five thousand pounds)**

## Business Rates

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

**Rateable Value from 1 April 2023: £49,750**

(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 £4,643.90. The insurance premium is currently £1,597.37.





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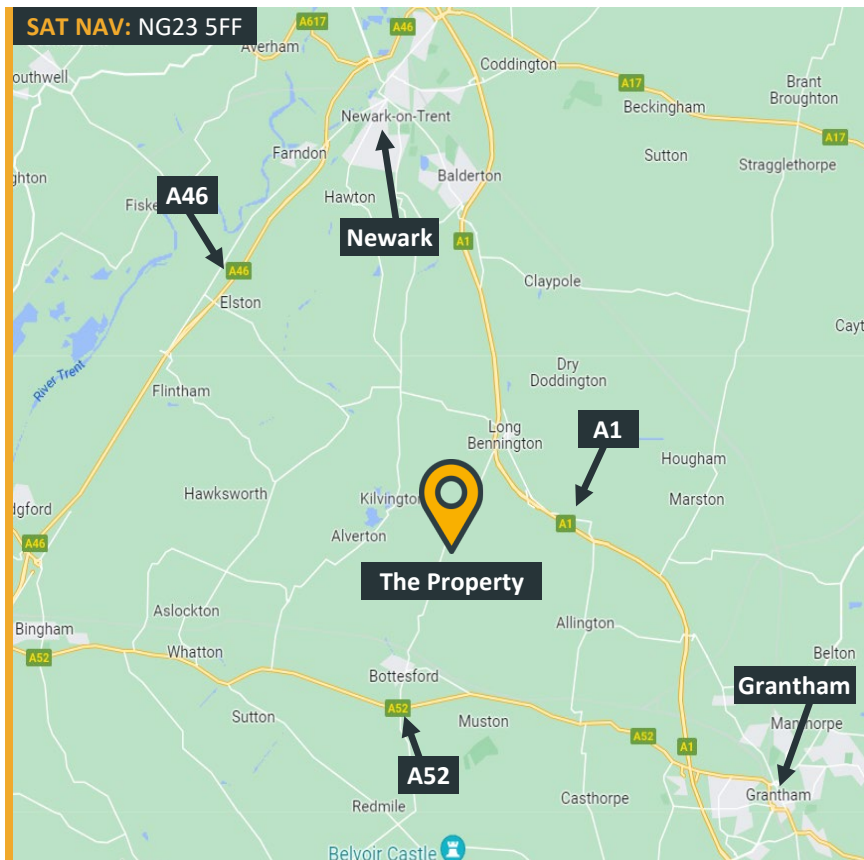
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## EPC

The property has an EPC Rating of C-58.

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