

# New build industrial/warehouse unit with large yard and detached office accommodation available

Industrial  
388m<sup>2</sup> (4,177ft<sup>2</sup>)  
Office  
112m<sup>2</sup> (1,200ft<sup>2</sup>)  
**Total**  
**500m<sup>2</sup> (5,382ft<sup>2</sup>)**

- New build industrial development
- Separate small detached office building
- Secure large yard/parking
- Excellent location off the A1
- 5.2m eaves



**TO LET/MAY SELL**



Location



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## Location

The units are located on Toll Bar Road next to the Esso Petrol Station and QK Cold Stores (Marston) with other occupiers including Harlaxton Engineering Services close by.

Toll Bar Road is immediately off the A1 which provides fantastic connectivity into Grantham, Newark, Lincoln and Nottingham.

## Description

New build industrial units built of steel portal frame construction and to a shell specification with a separate detached office building including the following general specification:

### Industrial Units

- Steel portal frame with profile pitched clad roof
- Solid concrete floors
- Eaves heights of 4.3m rising to 5.8m at the apex
- Translucent roof lights
- High bay LED lighting
- 3 phase power
- Electric roller shutter doors
- Personal door to front elevation
- WC (to be installed at a later date to suit requirement)
- Large yard/allocated parking







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## Planning

Planning reference number: S23/2034

The erection of storage/maintenance building in connection with the approved contractors yard/storage use of the land.

It is the decision of the South Kesteven District Council granting planning permission for the development described above.

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

## Floor Areas

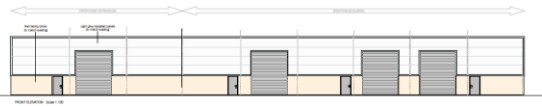
We have available four industrial units which can be combined or taken individually and a detached office building.

The total warehouse development totals 388m<sup>2</sup> (4,177ft<sup>2</sup>) and the separate office accommodation totals 111.48m<sup>2</sup> (1,200ft<sup>2</sup>).

The total circa GIA is 500m<sup>2</sup> (5,382ft<sup>2</sup>).

(This information is given for guidance purposes only. A joint measuring exercise will need to take place on site as this was measured during the construction of the site)





## Rent

The property is available on a new lease and we are quoting:

**£45,000 per annum exclusive**  
**(Forty-five thousand pounds per annum)**

## Building Work/Development

All works are due to complete shortly with the exception of the dividing walls between the units alongside WCs which will be installed to meet requirements at a later date.

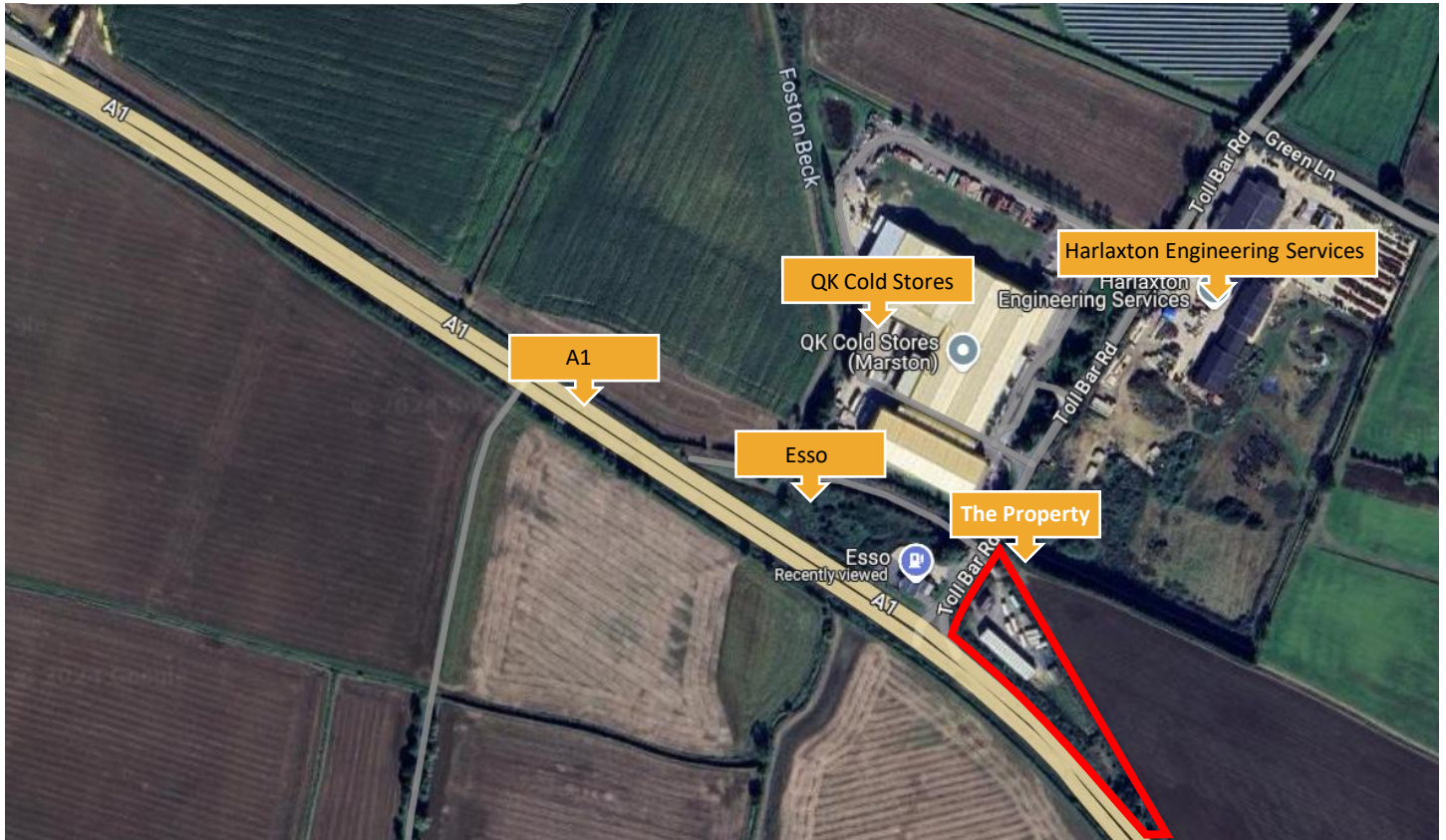
The units can be offered individually or combined. The office accommodation is being delivered to shell which can be delivered to specification/requirements also. The yard is to be tarmacked and surfaced to meet your requirements.

## EPC

The units will be assessed upon completion.

## VAT

VAT is applicable to the rent at the prevailing rate.





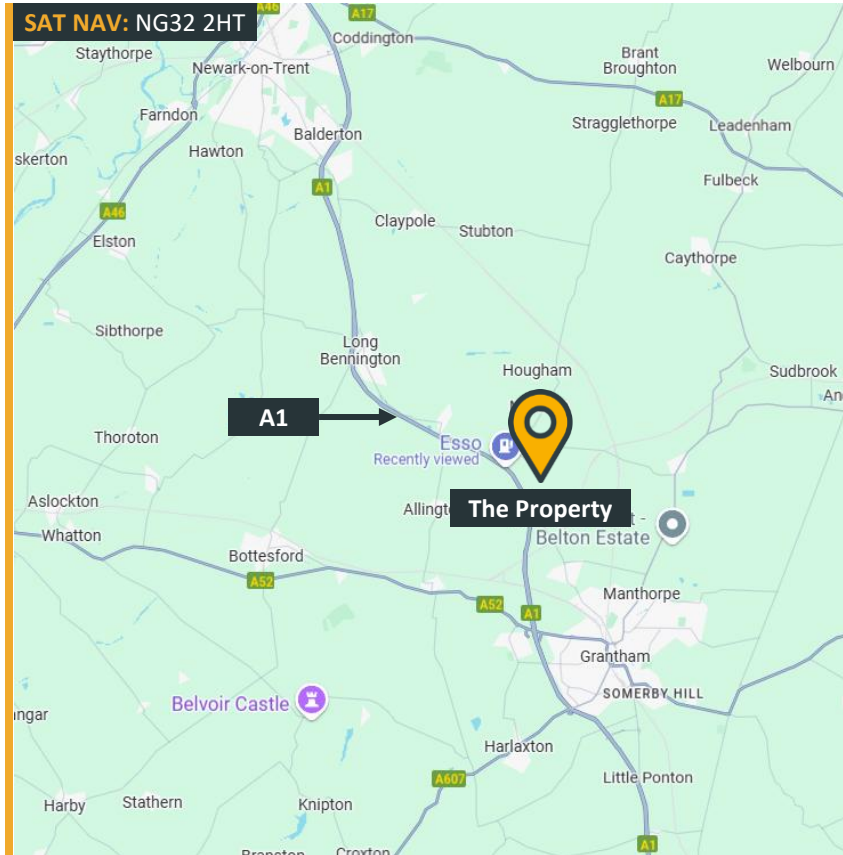
Location



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## Business Rates

The units will be assessed upon completion.

Small business rates relief may be available dependent on unit size and the type of business leasing the units.

Please make your own enquires to South Kesteven District Council.

## Further Information

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

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