

## Detached industrial/warehouse unit with excellent loading facilities on an established estate with gated and secure rear yard

447.5m<sup>2</sup>  
(4,817ft<sup>2</sup>)

- Detached industrial/warehouse unit
- Full height roller shutter door
- Fully gated rear yard
- Office and welfare facilities
- Parking to the front and side elevation
- Potential to extend the yard area
- 24 hour on-site security/24 hour access
- Direct private access to A1



**TO LET**



Location



Gallery



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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 building provides stand alone detached unit with gated self contained rear yard and car parking to the front.

The specification for the property includes:

- Steel portal framed unit
- Clear span space
- Full height roller shutter door
- Solid concrete floors
- 3 Phase power
- Lighting throughout
- Translucent roof lights
- Offices and WC facilities
- Large gated self contained yard
- Car parking to the front and side elevation

There is the potential to extend and double the size of the yard area, subject to negotiation, if required.





## Floor Areas

From measurements taken on site we calculate the GIA of the unit to be:

**447.5m<sup>2</sup> (4,817ft<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:

**£36,000 per annum exclusive  
(Thirty six thousand pounds)  
(£7.47 per sq ft)**

## Business Rates

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

**Rateable Value from 1 April 2023: £26,000**

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

## VAT

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



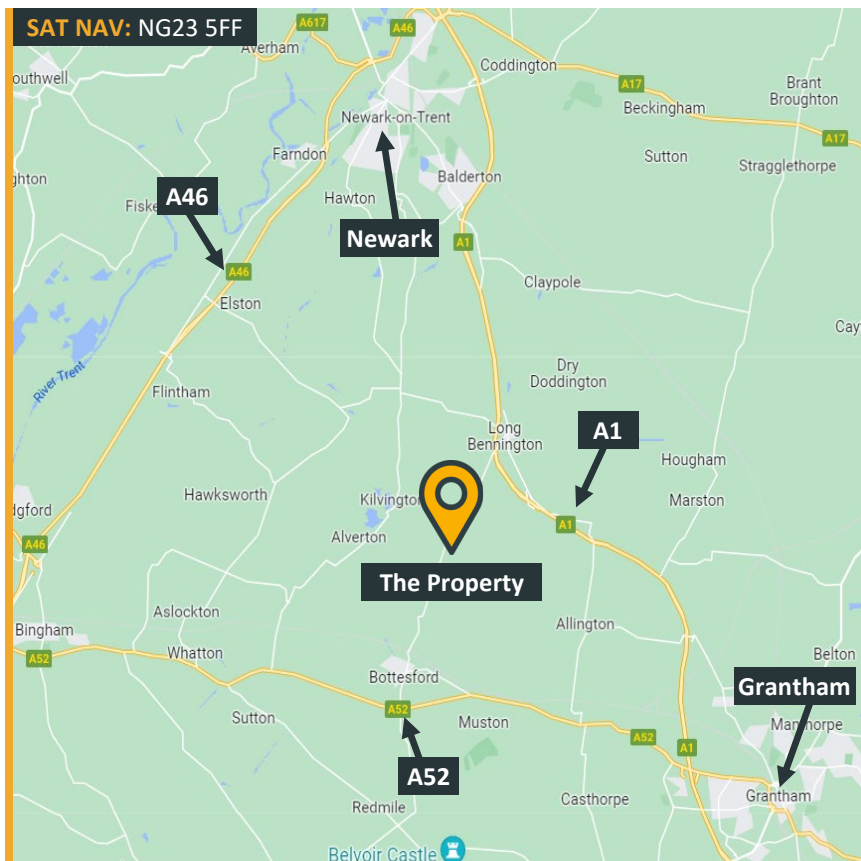
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## EPC

The property has an EPC Rating of D85.

## 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.

## 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.