

# Workshop/Warehouse Unit



## TO LET

TWYFORD PARK, HONEYPOT LANE INDUSTRIAL ESTATE, COLSTERWORTH NG33 5LY

**372 Sq M (4,000 Sq Ft)**

- Modern Industrial/Warehouse Unit
- Flexible terms
- Site Area including building: 0.6 acre
- EPC Rating : D

savills.co.uk  
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Stuart House  
City Road  
Peterborough  
PE1 1QF



**LOCATION**

The property has access to the southbound carriageway of the A1 and is situated on the northern side of Honeypot Lane, Colsterworth. It is approximately 7 miles south of Grantham, 12 miles west of Bourne and 15 miles north of Stamford.

**DESCRIPTION**

The property comprises a large secure yard with a workshop/warehouse building with an eaves height of 6m. The workshop/warehouse building is divided into 3 units, of which only one is now available.

The yard has a mixture of surfaces including concrete and hardcore. Mains water, electricity and drainage are available.

**ACCOMMODATION**

The approximate gross internal floor area is as follows:-

Description	Sq m	Sq ft
Warehouse Unit	372	4,000

Site area including unit 0.6 acre.

The attach plan shows the available unit and yard hatched in green.

**BUSINESS RATES**

The property is to be re-assessed by the Valuation Office.

**TENURE**

The buildings and yard are available to lease as a whole or in part on terms to be agreed.

**LEGAL COSTS**

The incoming tenant will be responsible for both their own and the landlord's legal costs.

**VAT**

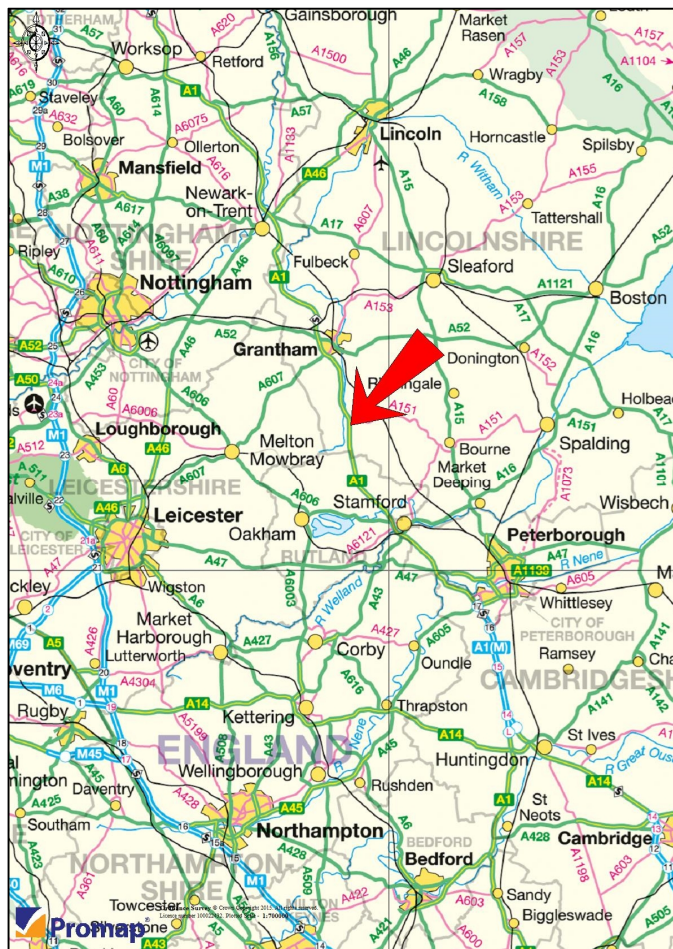
VAT will be charged on the rent.

**VIEWING**

Strictly by appointment with the joint sole agents.

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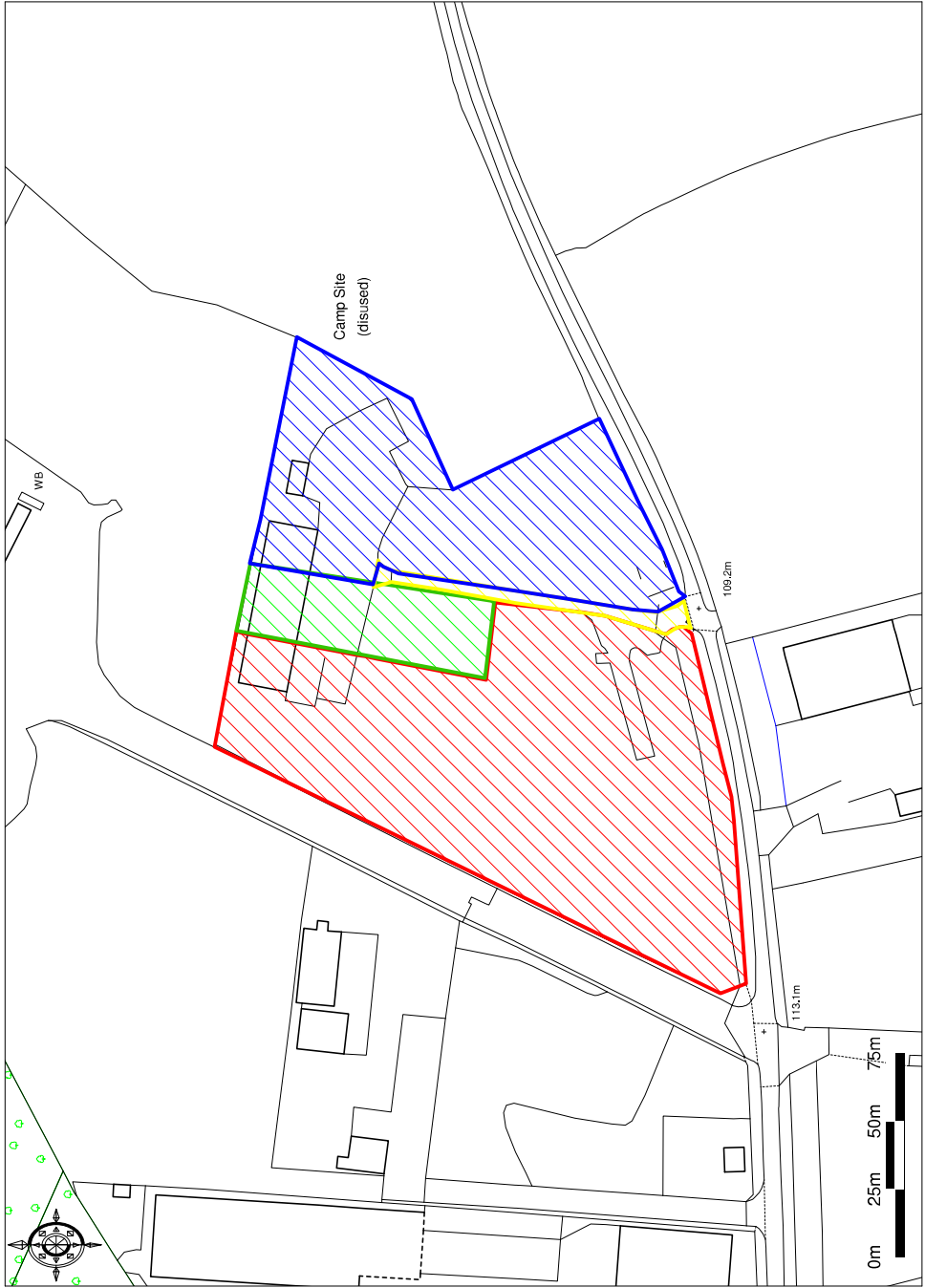
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