

Workshop/ Warehouse Units & Yard



TO LET

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

185.8 – 1,121.9 Sq M (2,000 - 12,077 Sq Ft)

- Modern Industrial/Warehouse Units
- Office Building 123.7 Sq M (1,331 Sq Ft)
- Site Area 2.66 HA (6.5 Acres)
- EPC Rating : D

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 inspection pit together with a separate two storey office building. The workshop/warehouse building can be split into 3 units.

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 Units	1,121.9	12,077
Office Building	123.7	1,331
TOTAL	1,245.6	13,408

Site Area : 2.66 HA (6.5 Acres)

BUSINESS RATES

The property is shown on the Valuation Office Agency website as having the following rateable value:-

Unit	Rateable Value	Estimated Rates Payable 2015/16
Twyford Park	£60,500	£19,500

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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