# Industrial



# TO LET

UNITS 39, 40, 42, 43 HONEYPOT LANE INDUSTRIAL ESTATE, HONEYPOT LANE, COLSTERWORTH, NG33 5LY

564-2,257 Sq M (6,075-24,300 Sq Ft)

- Industrial/warehouse units
- Flexible Terms

- Available jointly or separately
- Access to the A1







### **LOCATION**

Honeypot Lane Industrial Estate, has access to the southbound carriage way of the A1, is situated on the southern 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**

Detached industrial/warehouse units of steel portal frame construction with full height cladding and electrically operated roller doors. Eaves height of 6.7m (22 ft). The unit will be refurbished.

There are two transformers on site providing 1,500KVA (100 and 500 respectively). The site is fully drained and there are two weighbridges.

#### **ACCOMMODATION**

The units can be divided to suit individual requirements.

### **EPC**

Units 39-40 – C Rating Units 42-43 – D Rating

#### **PLANNING**

The existing planning consent is for factory/ warehouse use (B2/B8). Interested parties are advised to make their own enquiries direct with the Local Planning Authority.

## **RATING**

According to the Valuation Office Agency web site each unit has a rateable value of £33.750.

### **SERVICES**

Electricity and mains water are available to the site.

The units are available to rent on terms to be agreed.

Confirmation of the rent is available upon request.

The position as regards to VAT is reserved at all times.

## **SERVICE CHARGE**

There is a service charge payable to cover maintenance of common areas and security.

# **LEGAL COSTS**

Each party will be responsible for their own legal fees in this matter.

### **VIEWING**

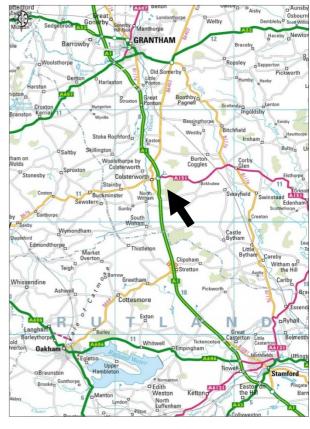
Strictly by appointment only through:-

William Rose

Email: wrose@savills.com Tel: 01733 201391



Similar unit after refurbishment



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Figures quoted in these particulars may be subject to VAT in addition.

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