

Modern High Bay Warehouse Available For Sale/To Let Close to the A1 Located Between Stamford and Grantham

Warehouse | North Witham Road | South Witham | Grantham | NG33 5QQ



Modern Warehouse with Large Roller-Shutter Door, Staff Car Parking
Mezzanine Office and Ancillary Accommodation
Accommodation Extends to approximately 840sqm, 9,050sqft

To Let Leasehold
£30,000 per Annum Subject To Contract

For Sale Freehold
£420,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

South Witham is located approximately ½ a mile from the A1 trunk road in South Lincolnshire. The village enjoys public houses and basic amenities.

Stamford is approximately 10 miles to the south, and Grantham is approximately 10 miles to the north, with Melton Mowbray approximately 12 miles to the west and Nottingham approximately 25 miles to the north-west.

The property is located to the north of South Witham on the west of the road in a fenced compound with other industrial users.

Description...

A modern clear-span warehouse.

A high roller-shutter door leads to the main storage area (46m x 18.3m) having part insulated panels and internal eaves height to the underside of the haunch of 5.8m.

A staircase leads to a modern well-finished first floor office, having tiled floor and viewing area.

At the northern end of the warehouse is an amenity block comprising; a modern kitchenette, having a range of kitchen units, a stainless steel sink and cupboards and electric water heater, WC with low-level WC and pedestal hand basin and an accessible WC having low-level WC and wall mounted hand basin.

There is a small car parking area to the front of the warehouse.



Services...

It is understood that 3-phase electricity is available with mains, water drainage is to a private disposal system which a service charge is allocated annually to cover servicing costs and maintenance.



Tenure...

The property is available by way of a new Full Repairing and Insuring Lease with a preferred term of 10 years with rent reviews every 5 years to market rent.

The incoming tenant will be responsible for the landlords reasonable legal fees up to a maximum of £750 plus VAT and a deposit will be held by the landlord equivalent to a quarter of the years rent upfront.

The tenant will be responsible for all outgoing and utilities at the property along with an annual insurance rent and service charge.

The property is also available For Sale Freehold. All enquiries are welcomed.

EPC...

The property has an EPC Rating D82.

Outgoings...

The Rateable Value of the property is £38,500. The tenant will be responsible for all outgoing and utilities at the property along with an annual insurance rent and service charge.

VAT...

The vendor reserves the right to charge VAT where applicable.

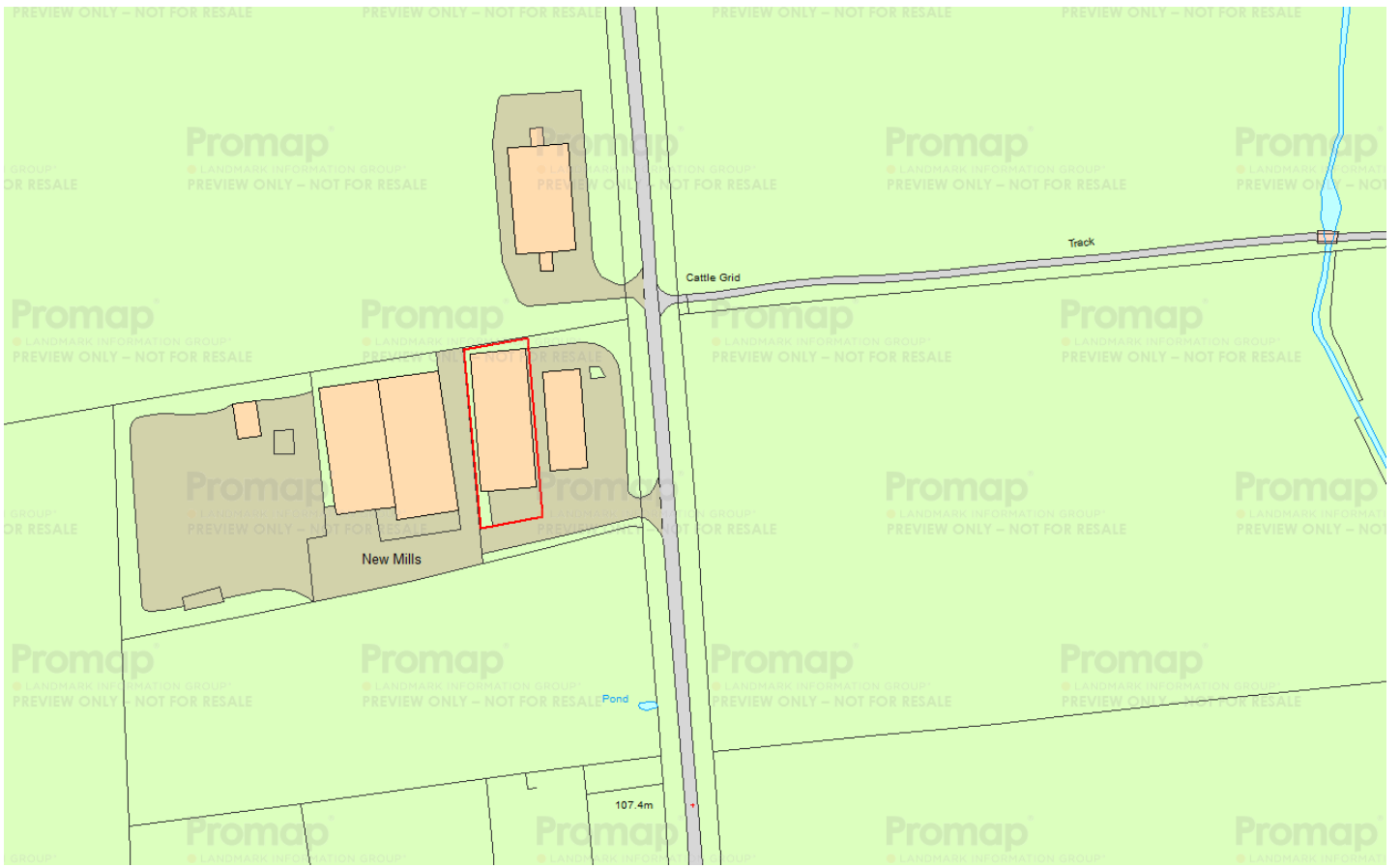
Viewing...

By appointment through the agent.

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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage. Nov 2020.