



## Former QFC Premises, Alma Park Road Grantham, Lincolnshire, NG31 9SE

- Accommodation available from 10,000 to 144,146 sq ft (929 to 13,391 sq m)
- Substantial concrete yard and on-site car parking
- Secure site on popular and well established industrial estate
- Short term leases on flexible terms with monthly rental system

# Former QFC Premises

## Alma Park Rd, Grantham

### LOCATION

Grantham is a town in Lincolnshire, which lies within the administrative district of South Kesteven Council in the East Midlands. It is located some 22 miles east of Nottingham and 23 miles south of Lincoln with easy access to the A1 and A52.

The property itself is situated on the eastern side of Alma Park Road, the principal spine road of Alma Park Industrial Estate, which is a well-established industrial location approximately 1.5 miles northeast of Grantham town centre.

### DESCRIPTION

The property comprises a secure commercial site of circa 6.5 acres offering three distinct industrial/factory buildings with integral offices and storage space, together with ancillary workshop and stores, a large yard and on-site car parking.

Unit 1 provides warehousing on the lower ground floor with storage above and integral two-storey offices to the front. Units 2 and 3 are arranged in an L-shaped configuration and are interconnecting. Unit 2 provides warehousing at ground floor level with a substantial showroom and offices on the first floor. Unit 3 provides further warehousing with two-storey offices/works facilities.

All three units have generous roller shutter access and dock level loading bays. Unit 1 further benefits from ramped access to the upper floor and ramped down access to the rear. Eaves heights range from 2.5m to 6.3m and all units incorporate WC/staff facilities.

There is also a separate vehicle maintenance workshop adjacent to Unit 2 and open sided stores to the west of Unit 3.

Outside, there is a secure concrete surfaced yard and approximately 124 car parking spaces.

### ACCOMMODATION

Areas from	10,000 sq ft	929 sq m
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### SERVICES

We understand that all mains services are available or connected to the site. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



### PLANNING

The property is suitable for B1, B2 and B8 business use. Interested parties should make their own enquiries with the Local Planning Authority in this regard.

### TENURE

Leasehold: The property is available to let on a short term basis. Accommodation available from 10,000 square feet, which can be complemented by yard space and allocated car parking subject to requirements.

### RENT

Rent upon application.

### LOCAL AUTHORITY

South Kesteven District Council, St Peter's Hill, Grantham, NG31 6PZ

### BUSINESS RATES

Individual areas to be assessed on each use.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(56-75).

### VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Andrew Dixon MRICS

Direct Line: 01952 521005 Mobile: 07957 828 565

Email: [andrew@andrew-dixon.co.uk](mailto:andrew@andrew-dixon.co.uk)

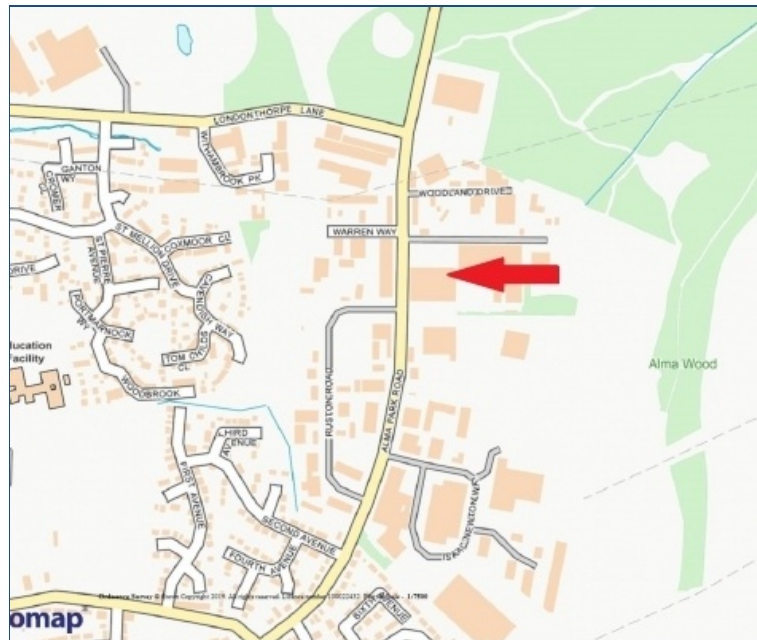
Ref: JAGD/3046LA



Printcode: 201927

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