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Belvoir Business Park | Woolsthorpe Road  
Redmile | Grantham | NG13 0GN

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## A Range of Industrial Units Available To Let on flexible lease terms close to A52, A46 and A1

100m<sup>2</sup> (1,076ft<sup>2</sup>) – 713m<sup>2</sup> (7,675ft<sup>2</sup>)



- Flexible and competitive rents and lease terms
- Self-contained warehouse accommodation
- Secure and gated site
- 3 phase power
- High speed internet available
- Numerous size combinations
- Excellent road connections to A52, A46 and A1



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**To Let**

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## Location

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Belvoir Business Park is located just off Woolsthorpe Road, an established estate of warehousing which was previously the site of Belvoir Fruit Farms Limited.

The property is located close to the A52 and A46 dual carriage ways and also the A1 trunk road providing good access to Nottingham, Leicester, Lincoln and Grantham.

## The Site

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The site comprises of several steel portal framed warehouse / light industrial units with large shared yard. The basic specification includes:

- Roller shutter door access
- Level access loading
- 3 phase power
- B1, B2 and B8 Use Classes
- Shared WC facilities
- Securely gated and fenced site
- CCTV
- Large shared yard

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## Accommodation

The units have the following areas:

| Description | m <sup>2</sup> | ft <sup>2</sup> |
|-------------|----------------|-----------------|
| B1          | 420            | 4,521           |
| B2          | 324            | 3,488           |
| B3          | LET            |                 |
| B4          | LET            |                 |
| B5          | 713            | 7,675           |
| B6          | 567            | 6,103           |
| B7          | 488            | 5,253           |
| B8          | 100            | 1,076           |
| Yard        | 0.217 Acres    |                 |

## VAT

VAT will be applicable on the rent and service charge due.

## Rent

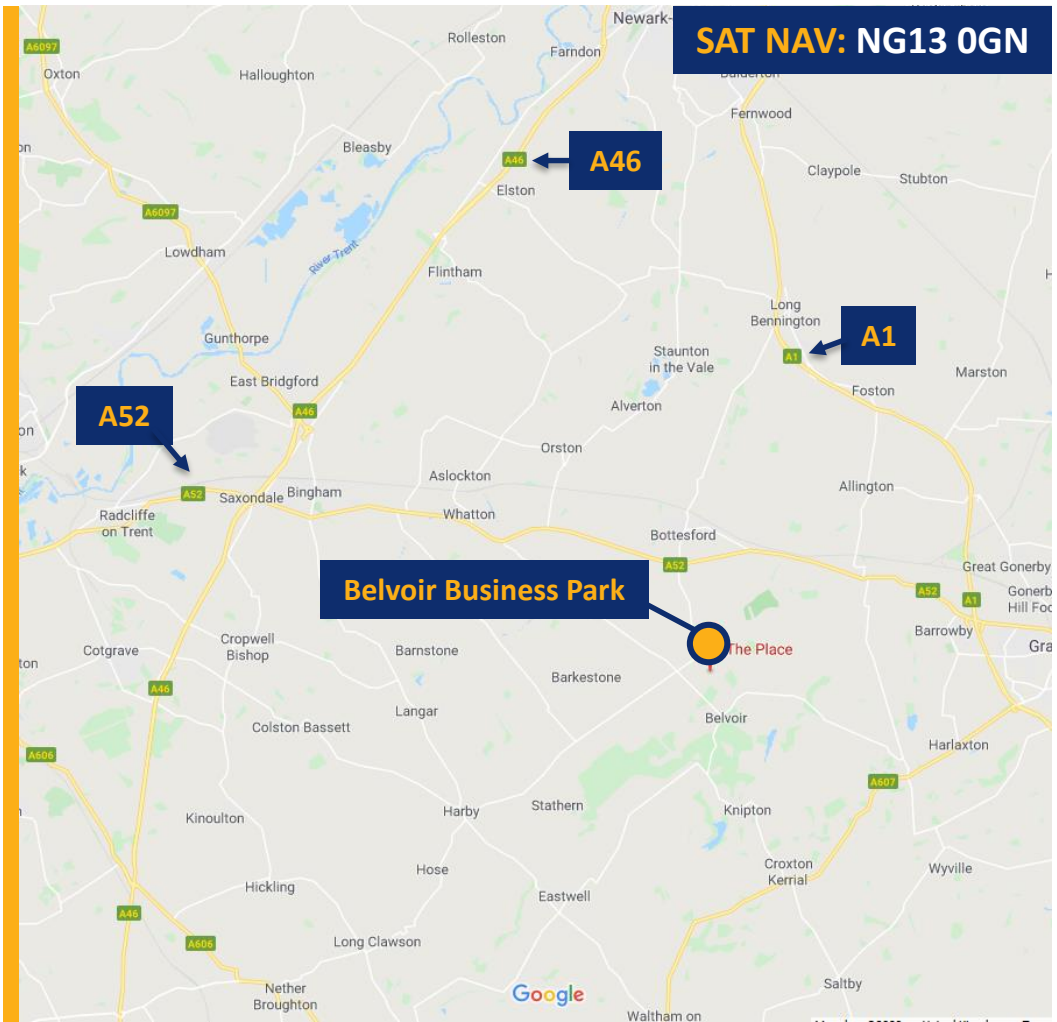
The units are available at the following rents:

| Description | Rent (PAX) |
|-------------|------------|
| B1          | £17,000    |
| B2          | £12,000    |
| B3          | LET        |
| B4          | LET        |
| B5          | £21,000    |
| B6          | £21,000    |
| B7          | £25,000    |
| B8          | £6,000     |
| Yard        | £10,000    |

## Service Charge

A service charge will be levied to cover the upkeep and maintenance of the common parts of the estate. Indicative figures can be provided by way of the agent.

**SAT NAV: NG13 0GN**



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**10/01/2020**

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