

Agricultural Storage & Distribution Warehouse Unit Available To Let Immediately Superbly Located 1 Mile from the A1 Trunk Road

Top Farm | Chapel Lane | Foston | Grantham | NG32 2JZ



Agricultural Warehouse Unit Extending to 870sqm, 9,365sqft
Concrete Parking Apron, High Impact Flooring, Roller Shutter Doors, Minimum
Eaves Height 4.2m

Available to Let Leasehold
£56,250 plus VAT per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

Foston is a picturesque village located in the South Kesteven district of Lincolnshire, just 5 miles northwest of Grantham. This quaint village is ideally situated near the A1 trunk road, offering convenient access to major transportation routes and making it an excellent location for businesses and residents alike.

Conveniently, Foston is located close to the larger village of Long Bennington, which offers a range of amenities, including convenience stores, public houses, and schools, making it a practical choice for those seeking both tranquillity and access to everyday necessities. The proximity to Long Bennington, combined with the ease of access to the A1 trunk road, makes Foston an ideal location for a range of occupiers.

The property is located off Chapel Lane to the East of the village and forms part of a working farm.

Description...

The unit comprises a rectangular mono pitch warehouse, located within a secure compound and benefits from excellent security with an automated remote access gate providing convenient out of hours access. The unit is built to a shell specification with High Impact Concrete Floor, Lighting, Powered Roller Shutter and Personnel Doors and Power.

Accommodation...

Steel Portal Framed Clear Span Warehouse Unit measuring 60m x 14.5m with a minimum eaves height of 4.2m, Concrete Apron providing 2 Parking Spaces, High Impact Flooring, Roller Shutter Doors, Sub-Metered Power.

To the Side of the Unit is a reserved area suitable for the siting of a modular office.

Additional site parking is available, however the space to the front of the unit is to be kept clear to allow ease of access to the other units on the farm.

To the rear of the unit is a secure, hard surfaced storage compound which is available to occupiers by separate negotiation.

Occupiers of the unit have access to the communal amenity block.

Schedule of Accommodation...

Unit 1	870m ²	9,365ft ²
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Tenure...

The unit is available by way of a Licence Agreement or a new Full Repairing and Insuring Leases for a minimum term of 3 years with the rent payable quarterly or monthly in advance.

A contribution towards the landlord's reasonable legal fees of £500 plus VAT will be required with regards to the cost of the preparation of the lease and a deposit will be held by the landlord of the equivalent of a quarter of a year's rent paid upfront.

Leases will be excluded from the Landlord and Tenant Act 1954 Part II.

Outgoings...

The landlord reserves the right to levy a service charge for any communal external areas.

Building insurance will be charged on an annual basis to cover the cost of the premium.

The Tenant will be responsible for the maintenance of the buildings.

Business Rates to be assessed will be the responsibility of the tenant.

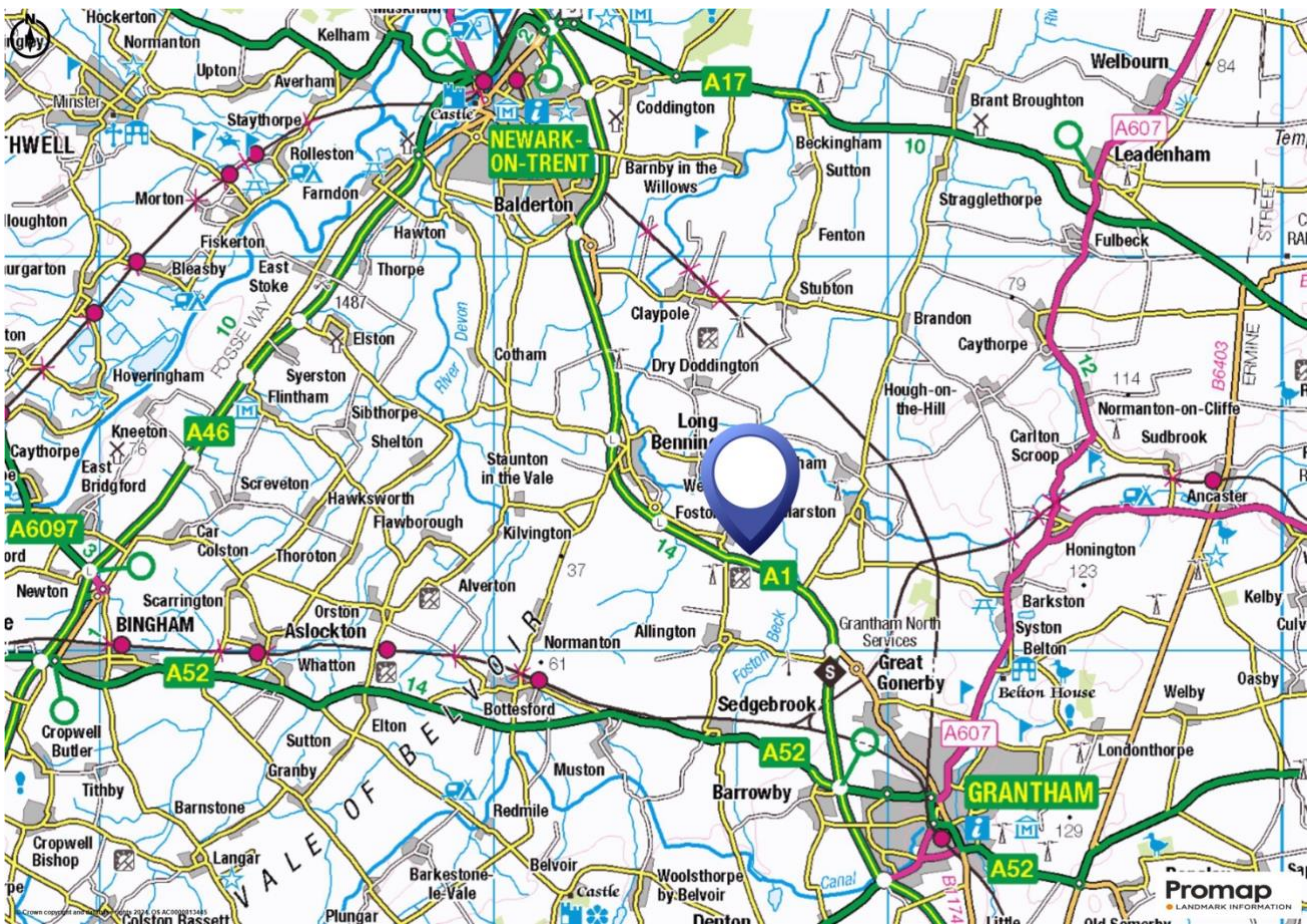
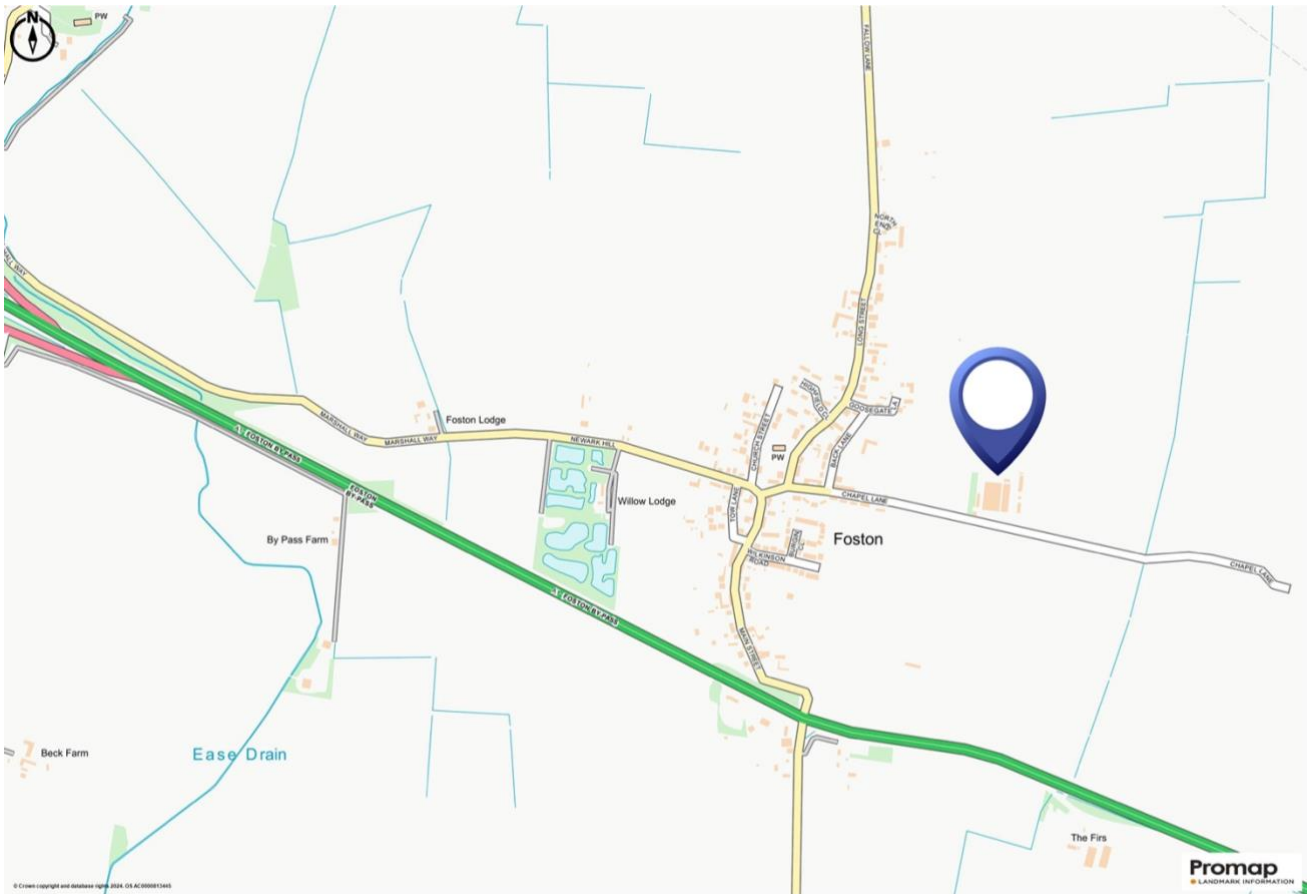
Tenants will be responsible for gaining any statutory consents required. Please enquire with the Agent.

VAT...

It is understood that VAT is charged on the rent.

Viewing...

All viewings are to be made strictly by appointment through the agent, Poyntons Consultancy. sales@poyntons.com | poyntons.com



Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

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