

**RAPLEYS**

rapleys.com  
**0370 777 6292**

## TO LET **A3/A5 Unit**

Springfield Road  
Grantham NG31 7SA

CONTACT **Richard Curry**  
07876 747146 | richard.curry@rapleys.com



Modern unit with A3/A5 consent

Prominent roadside position in  
an established commercial  
location

Adjacent to **KFC**

Available on a new lease

111.48 sq m (1,200 sq ft) to  
222.96 sq m (2,400 sq ft)

Associated car parking

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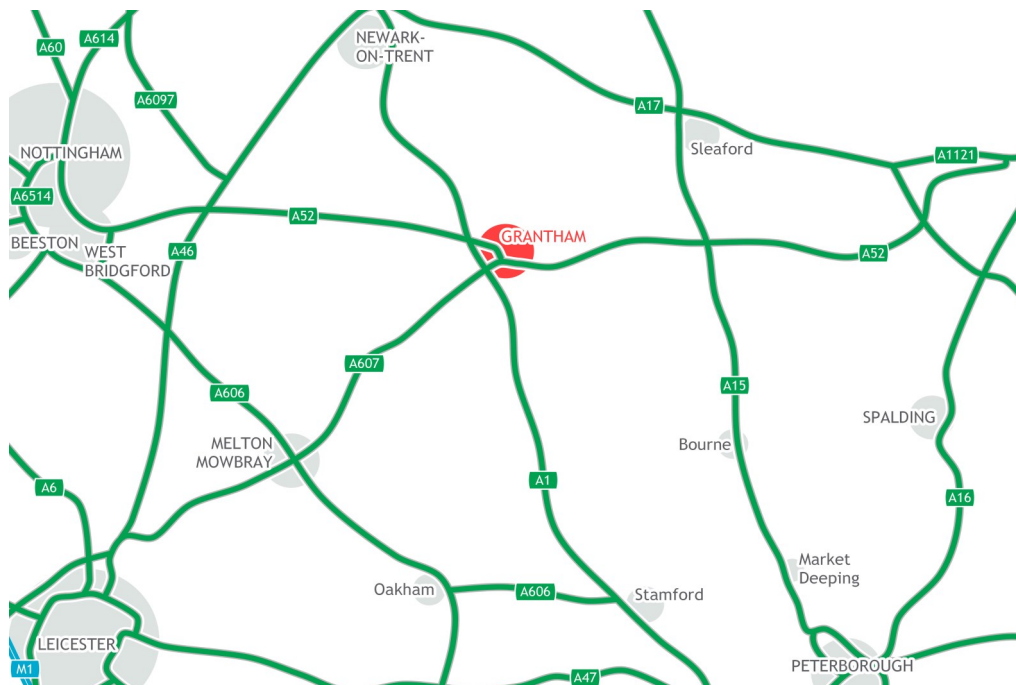
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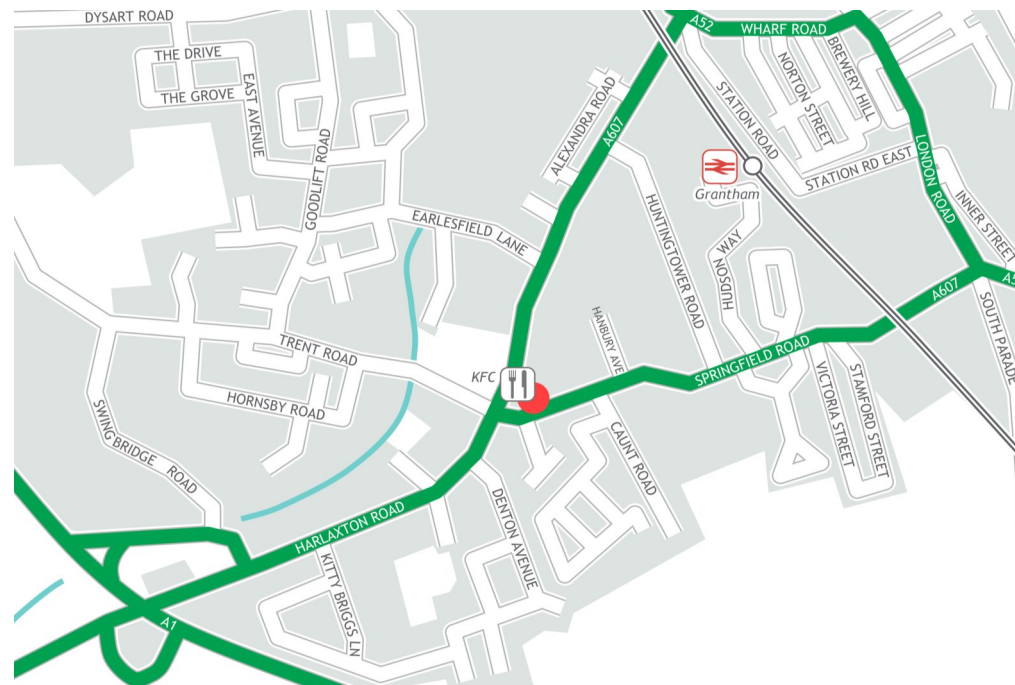
### Location

Grantham is located in the county of Lincolnshire approximately 24 miles east of Nottingham (via A52) and 15 miles south of Newark on Trent (via A1).

The property fronts onto the busy Harlaxton Road (A607) at the junction of Springfield Road. Access to the site will be via Harlaxton Road. The A1 is located approximately 0.5 miles to the west of the proposed units and Grantham centre is approximately 1 mile to the north east.



Residential housing estates are located directly to the south and west of the property and Grantham Trade Park is located directly to the north with occupiers **YESS Electrical** and **ScrewFix**.



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### Description

The property will comprise a self contained new build premises with a full height glazed frontage.

The property will benefit from shared use of the associated car parking facilities.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Unit 1	111.48	1,200
Unit 2	111.48	1,200
<b>Total</b>	<b>222.96</b>	<b>2,400</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/ dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Tenure

Leasehold for a term to be agreed.

### Terms

Rent on application.







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### Planning

The premises have planning consent for Use Classes A3 & A5 under the Town and Country Planning (Use Classes) Order 1987. Alternate uses will be considered subject to planning.

### Rating

Rates will be assessed on post completion of the units.

Further information is also available on [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk)

### Energy Performance

An EPC will be provided on completion.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by prior appointment with sole agents.

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