

roseland business park

A1 EAST MIDLANDS

TO LET

Unit 12

- Secure estate with 24/7 manned security and recorded CCTV entrance
- Direct unrestricted access to the A1
- Flexible terms available
- Rural, yet accessible location with large areas of outdoor space
- Owner-operated site
- Ample free parking and no traffic congestion

An insulated and lined unit with an overall area of approximately 6,500ft² (603m²). The unit has two roller shutter doors for vehicle access. Current permitted use of the property is B8 (Storage & Distribution).

There is an external stoned area included with the property. If required additional hard standing may be available on the Business Park (subject to lease).

The local authority is South Kesteven District Council (SKDC).



PROPERTY DIMENSIONS

Main Area
126ft x 37ft (38.4m x 11.3m)
Eaves height: 13.9ft (4.2m)
Vehicle Access: 11.8ft (3.6m) high x 11.5ft (3.5m) wide

Side extension area
90ft x 20ft (27.4m x 6.1m)
Eaves height: 10ft (3.1m)

SITE LOCATION

Roseland Business Park has unrestricted private access to the A1 south of Long Bennington on the border of Lincolnshire, Nottinghamshire and Leicestershire in the East Midlands.

Roseland Way, the private access road to the A1, alleviates traffic through the local villages and makes Roseland Business Park an ideal logistical position for road links north and south, major rail links, east coast ports and airports.

MISREPRESENTATIONS ACT

Roseland Group Limited ("the Company") gives notice that: (i) All premises are offered subject to contract and availability. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility on the Company or any of its employees or agents and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement or representation upon which any reliance can be placed. (iii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. All prices quoted are exclusive of VAT at the prevailing rate.

VIEWING & CONTACT DETAILS

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