

# UNITS 33-36

Honey Pot Lane, Colsterworth, Grantham, NG33 5LY



## Key Highlights

- 14,380 to 28,762 sq ft
- Large yard
- Secure site
- LED Lighting
- Electrical roller shutter doors
- EPC rating: C
- Excellent access to A1
- Fully Racked

## Location

Honeypot Lane Industrial Estate has access to the southbound carriageway of the A1 and is situated on the south side of Honeypot Lane, Colsterworth and is approximately 7 miles south of Grantham, 12 miles west of Bourne and 15 Miles north of Stamford.

The Estate comprises 20 acres and has 18 factory/warehouse units.

## Description

Terrace of industrial/warehouse units of steel portal frame construction with full height cladding and electric roller shutter doors. The units have an eaves height of 6.7m. The units are fully racked and have LED lighting. There are two transformers on site providing 1,500KVA and 500 KVA respectively. There is a separate cabin office and WC facilities.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 33-34	14,380	1,335.95	Available
Unit - 35-36	14,382	1,336.13	Available
<b>Total</b>	<b>28,762</b>	<b>2,672.08</b>	

## Viewings

Strictly by appointment with the agents.

## Terms

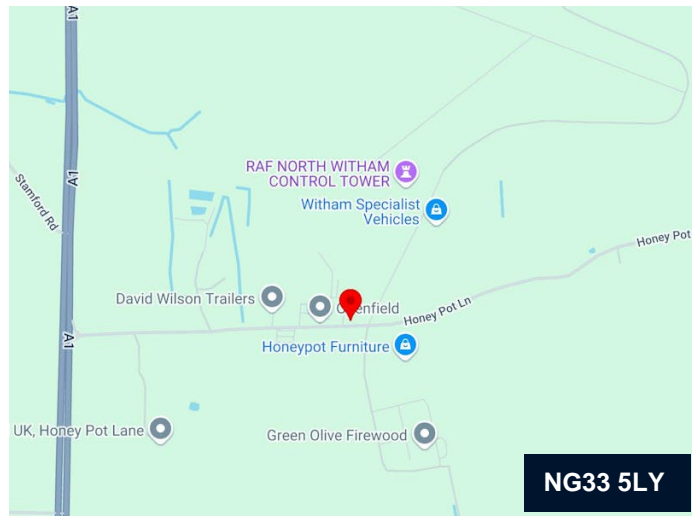
The units are available to let on terms to be agreed.

## Service Charge

There is a service charge payable to cover maintenance of the common areas and security.

## Business Rates

Units 33-36 currently have the following rateable values:- of £26,500 per unit



## Contact

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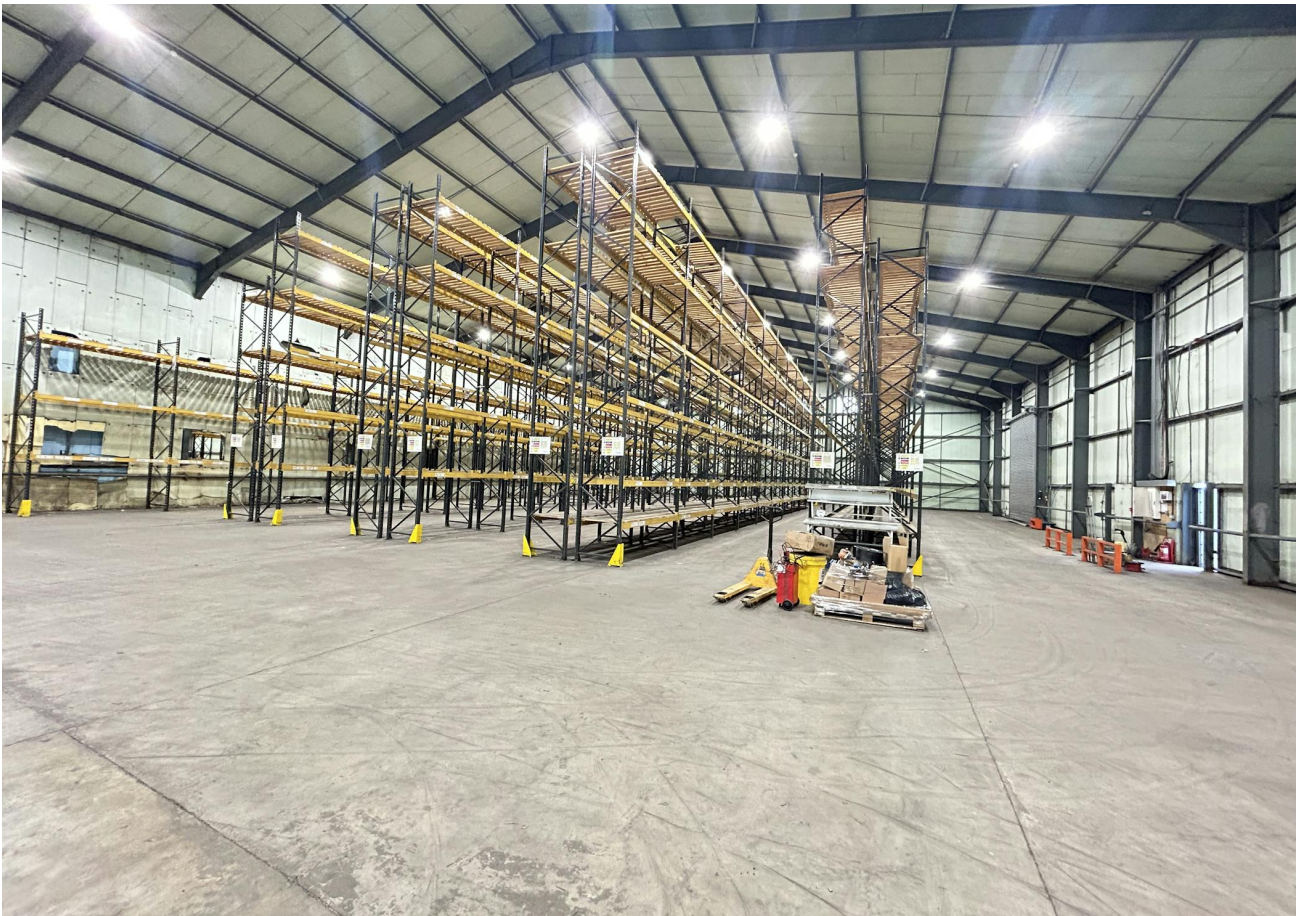
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# Energy performance certificate (EPC)

Units 33-36 Honey Pot Lane Colsterworth GRANTHAM NG33 5LY	Energy rating	Valid until: <b>4 June 2027</b>
	<b>C</b>	Certificate number: <b>9749-3015-0433-0900-0475</b>

Property type	B8 Storage or Distribution
Total floor area	3,011 square metres

## Rules on letting this property

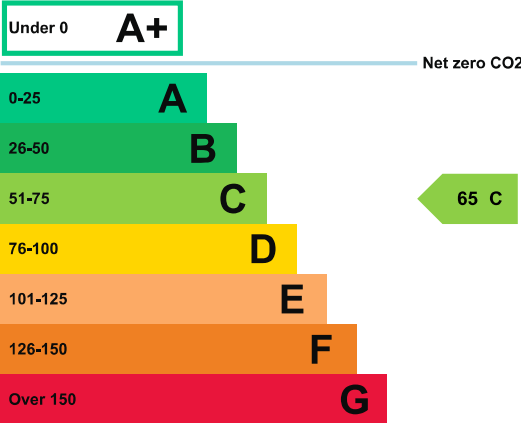
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built	<b>20 A</b>
If typical of the existing stock	<b>59 C</b>

## Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	36.21
Primary energy use (kWh/m <sup>2</sup> per year)	214

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0070-0943-4439-9175-4006\)](/energy-certificate/0070-0943-4439-9175-4006).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Jason N Lile
Telephone	01604 676005
Email	<a href="mailto:jason@blepc.com">jason@blepc.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019993
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	BakerLile - <a href="http://www.epcpartnership.com">www.epcpartnership.com</a>
Employer address	BakerLile 10 The Choakles Wootton Northampton NN4 6AP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 May 2017
Date of certificate	5 June 2017