

# Offices Premier House

Harlaxton Road, Grantham, Lincolnshire NG31 7JX

FOR SALE / TO LET



- Modern detached building
- Excellent location adjacent to A1
- Open air conditioned office accommodation over two floors
- 22 on site parking spaces

## Location

Grantham is located on the River Witham in the county of Lincolnshire and close to the Lincolnshire/Leicestershire border.

Historically the towns' economy was based upon engineering and manufacturing, and this continues with its diverse range of manufactured products including textiles, food, timber and plastics. The high tech and service sector industries have grown rapidly in recent years with tourism also on the increase.

Nearby centres of note include Newark on Trent approximately 16 miles (25.7 km) to the north, Nottingham approximately 23 miles (37 km) to the west, Boston approximately 30 miles (48.3 km) to the east, Leicester approximately 33 miles (53.1 km) to the south west and Peterborough approximately 35 miles (56.3 km) to the south.

Grantham's mainline railway station runs services into London Kings Cross in approximately 1 hour and 15 minutes.

## Situation

The property occupies a prominent position directly off Harlaxton Road (A607), adjacent to the Grantham Squash and Fitness Club less than 400m from its junction with the A1. Other facilities in the immediate area include Premier Inn and Ramada Grantham Hotels.

## Description

Premier House comprises a modern detached office building arranged over ground and first floor and is of an insulated cavity brick and blockwork construction under a pitched slate roof. Access is via a

concrete ramp through two sets of timber doors into a small lobby with security access into the main reception area.

Internally, the property is arranged to provide cellular offices via a combination of solid and stud partitioned walls at ground floor level which provides three rooms, the largest of which incorporates two further partitioned offices.

At first floor level five offices have been created through the use of full height glazed partitioning incorporating venetian blinds together with a generous central meeting area and common parts. In addition, on this level is located a fitted kitchen which incorporates a combination of base and full height units together with sink and drainer.

At ground floor level are located male/female and disabled WCs together with a small communications room and under stairs storage.

The accommodation is finished to a good specification with plastered and painted walls, suspended acoustic tile ceilings with recessed fluorescent lighting panels, sealed UPVC double glazed window units and the provision of air conditioning to the office areas.

Externally, the property benefits from use of 22 on-site car parking spaces.

## Accommodation

Measured in accordance with the RICS Code of Measuring Practice, (6th Edition), we calculate the property provides the following net internal area:

364.632 sq m    3,925 sq ft

## Rateable Value

We have been advised that the Rateable Value for the property is as follows:

Rateable Value  
£32,750

Rates Payable 2014/2015  
£15,785.50

## VAT

The position with regards to VAT is reserved at all times and interested parties are advised to seek independent advice in relation to this matter.

## Terms

The property is available on flexible terms.

## Rent

£32,500 pax.

## Price

Upon application

## Viewing

Strictly by appointment only with the Sole Agent Savills.







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