



COST-EFFECTIVE TOWN CENTRE OFFICES 28 MARKET PLACE, GRANTHAM, NG31 6LR

- Town Centre 3rd Floor Office Suite in character building with lift.
- Net internal area approx. 1,005 square feet (93 square metres)
- Large open-plan Office together with 2 smaller Private Offices and own Kitchen and WC facilities
- Gas central heating
- Premises available by way of new effective full repairing and insuring lease (via service charge) for a minimum term of 3 years.

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BROWN & CO

Property and Business Consultants

RENT: £6,000 P.A.X | 1,005 SQ FT (93 SQ M)

LOCATION

28 Market Place comprises a prominent, 4 storey Town Centre building on the corner of Market Place and Westgate.

As of the 2011 Census, Grantham had a resident population of approximately 38,000 people. The Town benefits from excellent road communication links via the A1 to the regional road and national motorway networks as well as having a main line rail connection to London Kings Cross with a journey time of approximately 75 minutes.

DESCRIPTION

The available Office Suite is located on the 3rd Floor within this 4 storey structure which benefits from a Personnel Lift serving all floors. The available Office Suite has carpeted floor coverings and gas fired central heating via radiators and benefits from its own Kitchenette as well as Ladies and Gentleman's WC facilities.

Public car parking is available on Watergate and privately-owned contract parking may be available in close proximity by separate negotiation.

ACCOMODATION (all figures approximate)

The Office Suite briefly comprises the following and has been measured on a net internal area basis:

Floor	Description	M ²	Sq ft
3rd	3 Office and Kitchenette	93.3	1,005
3rd	Ladies and Gents WC's	-	-
	Total	93.3	1.005

EPC RATING

The 3rd Floor Office Suite within 28 Market Place has an EPC Rating of D94.

RENT

We are quoting a rent of £6,000 per annum exclusive of VAT at the appropriate rate for this Office Suite.

LEASE TERMS

The property is available by way of a new effective full repairing and insuring lease (via service charge) for a minimum term of 3 years.

BUSINESS RATES

The Office Suite is assessed under the 2017 Rating List as Offices and Premises with a Ratable Value of £5,800.

Subject to the ingoing tenant meeting certain criteria, it is possible to claim up to 100% exemption from the payment of Non-Domestic Business Rates, utilising the Government's Small Business Rate Relief Initiative.

We would recommend that prospective tenants contact South Kesteven District Council to ascertain the level of Business Rates payable in respect of this property and the potential for claiming exemption from payment Tel: 01476 406080.

SERVICES

We understand the property is connected to mains electricity, gas, water and drainage. We understand that the property is heated via gas-fired central heating through radiators and is served via its own boiler.

We have not carried out any tests on any of the services or appliances with the property and interested parties should arrange for their own tests to be carried out to ensure that the services and utilities are in good working order prior to making a commitment to take a new lease in respect of this Office Suite.

SERVICE CHARGE

A service charge is charged by the landlord to cover a proportion of the costs associated with maintaining the common parts within the building to include the lift, in addition to external repairs to the structure of the building.

Further information in this regard can be supplied by Brown & Co as the Sole Letting Agents.

TOWN AND COUNTRY PLANNING

This Office Suite has been used for a number of years as Offices and therefore has an established use now falling under Use Class E of the Use Classes Order 2020. Prospective tenant's wishing to discuss planning-related matters should do so via the Planning Department at South Kesteven District Council Tel: 01476 406080.

VAT

We would recommend that prospective tenants check whether or not VAT will be charged upon the rent under the terms of any new lease negotiated prior to committing to take a new lease in respect of this property.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of any letting negotiated.

VIEWING AND FURTHER INFORMATION

For further information, or an appointment to view this property, please contact:-



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Granta Hall
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IMPORTANT NOTICES

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