



**Workshops, Mowbeck Way, Grantham
NG31 7AH**

#1235136/2026A



**BTG
Eddisons**

WORKSHOPS, MOWBECK WAY

GRANTHAM, NG317AH



Agreement

To Let



Detail

Industrial Units



Rent

Front Workshop:
£45,000 pax

Rear Workshops:
£15,000 pax per building
£30,000 combined



Size

Front Workshop:
950 sq m (10,226 sq ft)

Rear Workshops:
322 to 695 sq m
(3,475 to 7,491 sq ft)



Location

Grantham, NG317AH



Property ID

#1235136/2026A

For Viewing & All Other Enquiries Please Contact:



WILL NUTTALL
MSc
Surveyor

will.nuttall@eddisons.com
07842 218527
01522 544515

Property

Front Workshop

Single storey detached vehicle workshop with associated amenities, loading, circulation and parking. The unit benefits from inspection pits and five roller shutter doors.

Rear Workshops

Two blocks of single storey workshops, which have been variously subdivided internally and office space. They have some vehicular access, loading, circulation and parking.

Additional yard space is available by separate negotiation.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Front Workshop*	950	10,226
Rear Workshops		
Building 1	373	4,016
Building 2	322	3,475
Total	695	7,491

*Please note this measurement was provided by the client due to access issues on the day of inspection.

Energy Performance Certificate

Main Workshop - D95

Archive Store - E103

Grounds Maintenance Offices - D87

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We are awaiting formal confirmation on the permitted use.

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: South Kesteven District Council
Description: Workshop & Premises
 Office & Premises
Rateable Value: £37,250
 £2,850

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease.

Rent

Front Workshop - £45,000 per annum exclusive

Rear Workshops:

Building 1 - £15,000 per annum exclusive

Building 2 - £15,000 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

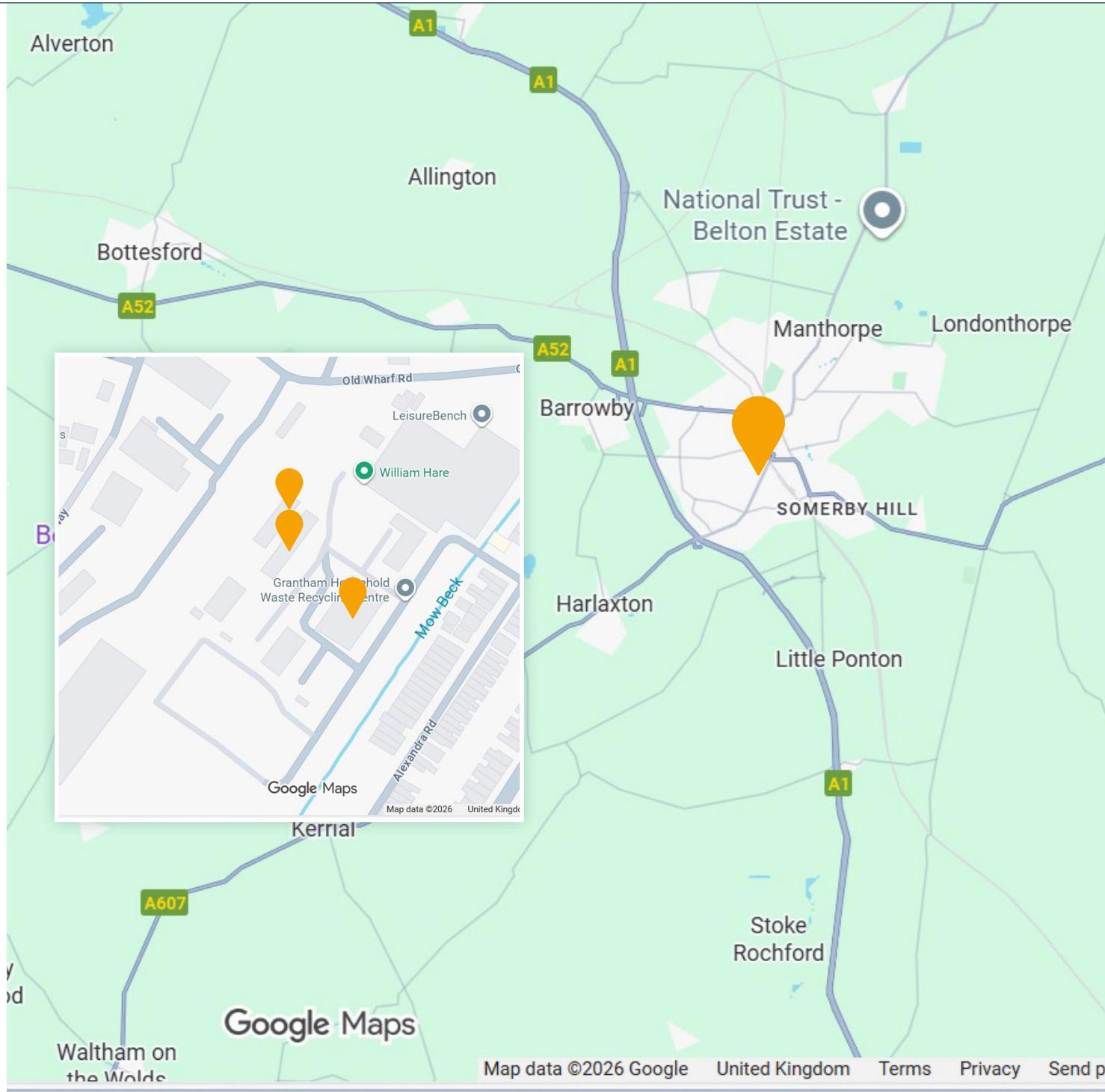
Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is situated just off Harlaxton Road, within the Western Business Quarter of Grantham. It has an excellent strategic position providing quick access to the A607 proceeding onto the A1.

The property is located to the rear of Grantham Household Waste Recycling Centre.





Google Maps

REAR BUILDINGS

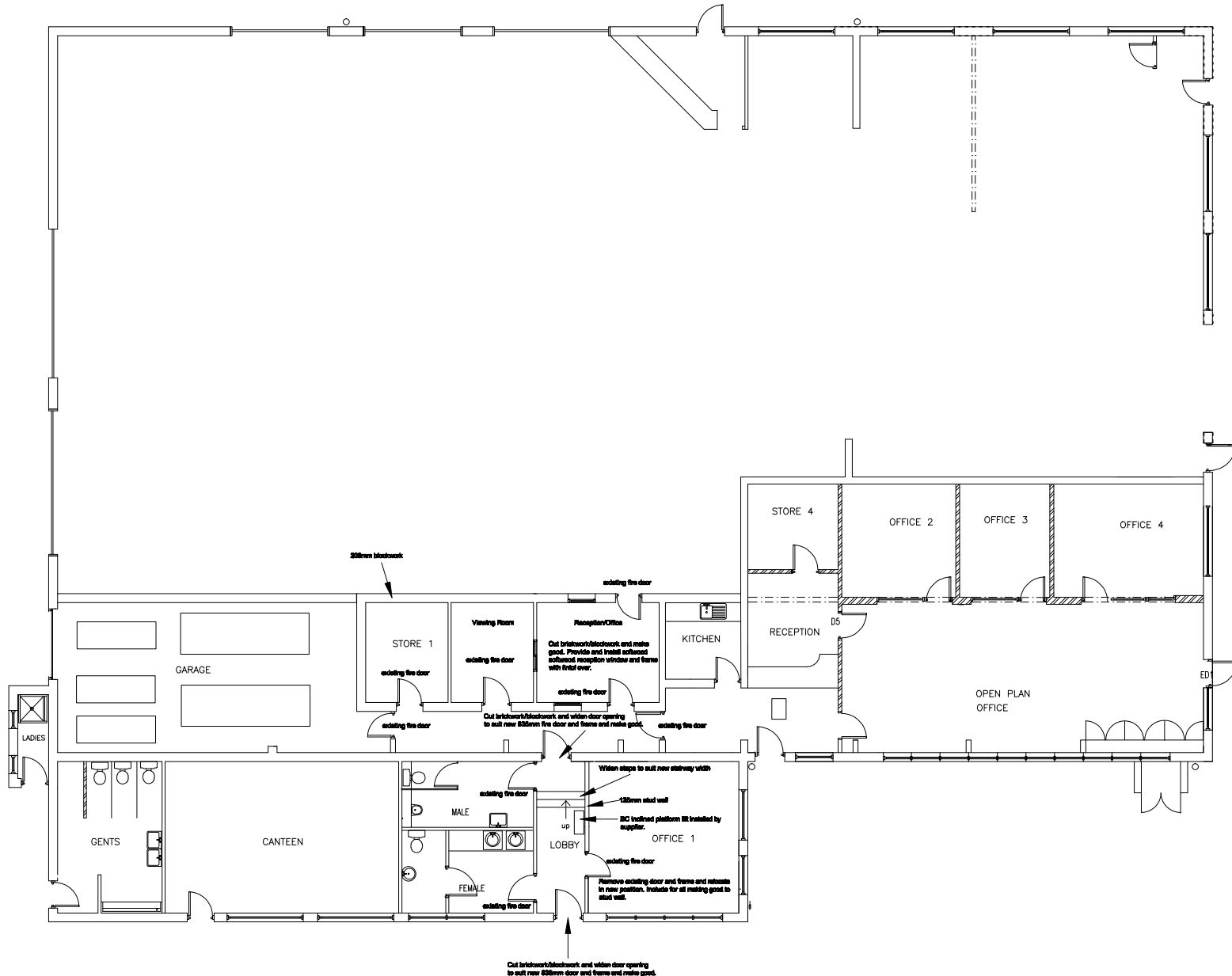




FRONT WORKSHOP



FRONT WORKSHOP



This plan is for indication purposes only, as there may have been minor changes to the layout

REVISION :	DATE:	INT:

SOUTH KESTEVEN DISTRICT COUNCIL



PROPERTY & FACILITIES
COUNCIL OFFICES, ST. PETER'S HILL
GRANTHAM, Lincs.
NG31 6PZ

TEL. (01476) 40 60 80
FAX. (01476) 40 60 08

JOB TITLE

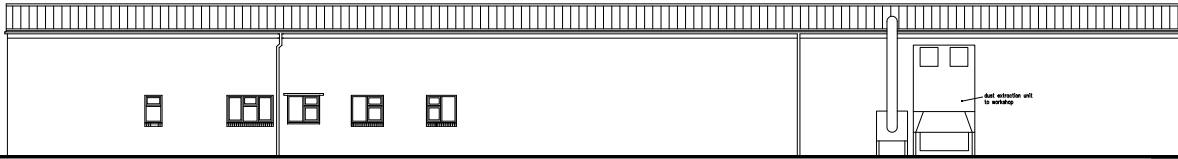
PROPOSED MOT CENTRE AT ALEXANDRA ROAD
DEPOT GRANTHAM

DRAWING DESCRIPTION

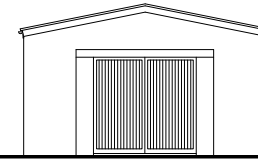
PROPOSED ALTERATIONS TO FORM DDA COMPLIANT
VIEWING AREA -

DATE	OCTOBER 2015	DRAWN	MAR
SCALE	1/100	CHECKED	
DRAWING No.		AFM10105/3	

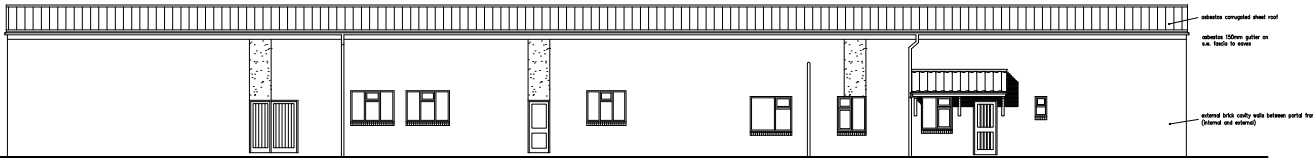
BUILDING ONE



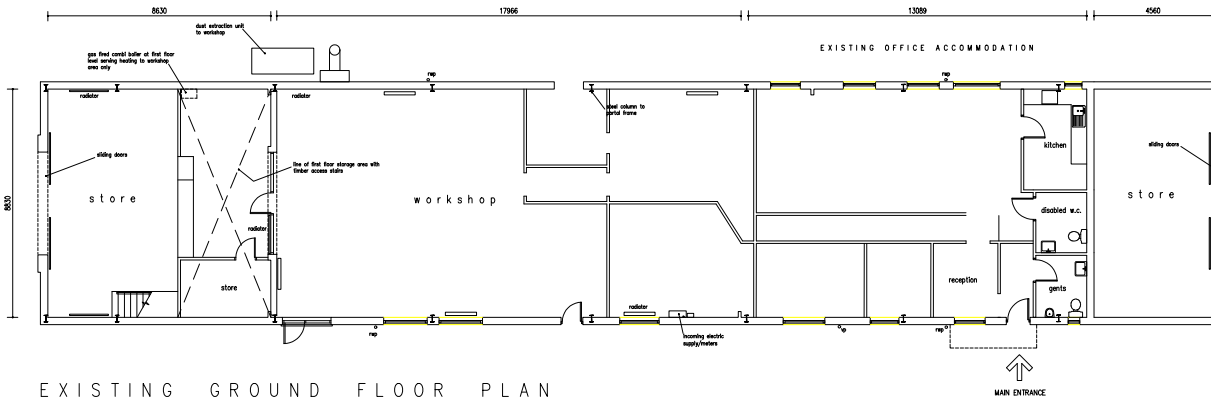
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING GROUND FLOOR PLAN

This plan is for indication purposes only, as there may have been minor changes to the layout

BUILDING TWO



REVISION :	DATE:	INT:

**SOUTH KESTEVEN
DISTRICT COUNCIL**



PROPERTY SERVICES
COUNCIL OFFICES, ST. PETER'S HILL
GRANTHAM, Lincs.
NG51 6PZ
TEL. (01476) 40 60 80
FAX. (01476) 40 60 08

JOB TITLE

Archive Store

DRAWING DESCRIPTION

Existing Layout

DATE **October 2015** DRAWN **MAR**

SCALE **1:500** CHECKED

Dwg. No.

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