

MANAGED OFFICES TO LET

On the instructions of The Minerva SIPP



Room 3, Elmer House, Finkin Street, Grantham, Lincs NG31 6QZ

- First floor single office in managed office premises
- Approx 87 sq ft
- Convenient town centre location
- Allocated parking space available at additional charge
- New lease available - £1,650 pax

01476 592960**Location**

Grantham has a population of approximately 44,580 (ONS 2016) and provides an excellent location with easy access to the A1 Trunk Road and main line train services with a journey time to London King Cross of approx 65 minutes.

Elmer House is situated just off Grantham's High Street in a prominent position on the corner of Finkin Street and Elmer Street South.

Accommodation

First floor office overlooking Finkin Street, approximately 87 sq ft overall. Carpeted, fluorescent lighting, radiator and telephone point.

Services

The rent quoted is inclusive of electric, heating and maintenance of all common areas. The tenant is responsible for their share of the buildings insurance, their own contents insurance, telecommunication requirements and the decoration within their own demise.

Rateable Value

The property has a Rateable Value of £1,100 with rates payable for the year 2020/21 of £563. Small business rates relief may be available for this property which could reduce the rates payable by 100% - please enquire directly with South Kesteven District Council telephone 01476 406080.

Tenure

These offices are available by way of a new lease for a term to be negotiated at a commencing rent of **£1,650 per annum exclusive**. The rent is payable quarterly in advance by Direct Debit. The tenant will be required to pay a deposit equivalent to 3 months' rent prior to the commencement of the lease.

Private parking space available with this office at an additional cost of **£450 per annum exclusive**.

Tenants make their own arrangements for telephone and broadband connections if required.

EPC

As the property is listed an Energy Performance Certificate is not required.

VAT

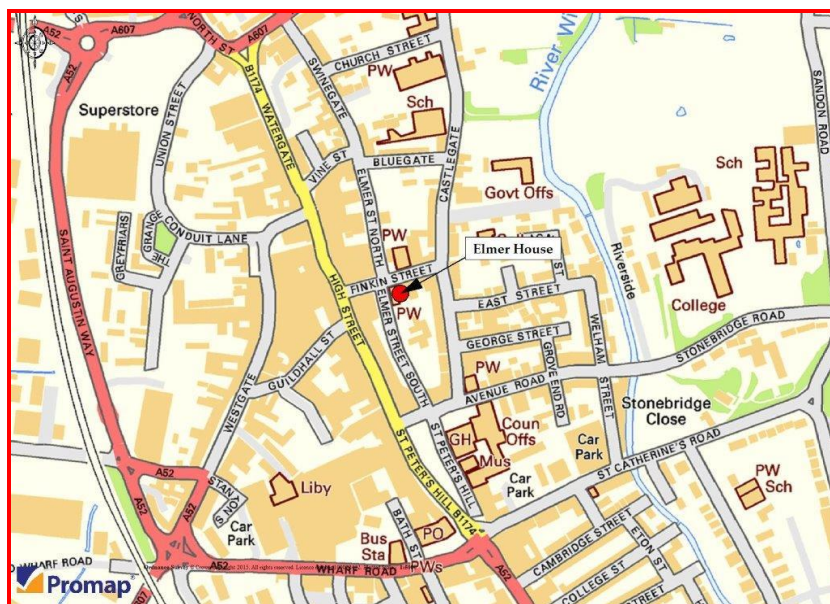
The rent for this property is subject to VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in setting up the lease.

Viewing

By prior arrangement with Grantham Estates.
Tel: 01476 592960.



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Elm House Elmer Street North Grantham Lincolnshire NG31 6RE

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