

MANAGED OFFICES TO LET

On the instructions of Grantham Investments Ltd



Room 14, Elmer House, Finkin Street, Grantham, Lincs NG31 6QZ

- Ground floor room available, suitable for office/clinic/studio
- Approx 271 sq ft (25 sq m)
- Managed property in excellent town centre location with 24/7 access
- Rent includes one car parking space
- Rent £5,500 pax

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

Ground floor room overlooking Finkin Street, approximately 271 sq ft (25 sq m) overall. Carpeted, fluorescent lighting, radiators 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 building's insurance, their own contents insurance, telecommunication requirements and the decoration within their own demise.

Business Rates

The property has a Rateable Value of £4,100 with rates payable for the year 2026/27 of approximately £1,771. 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

This room is available by way of a new lease for a term to be negotiated at a commencing rent of **£5,500 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.

The rent **includes one private parking space**. Additional private car parking spaces (subject to availability) cost £500 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.

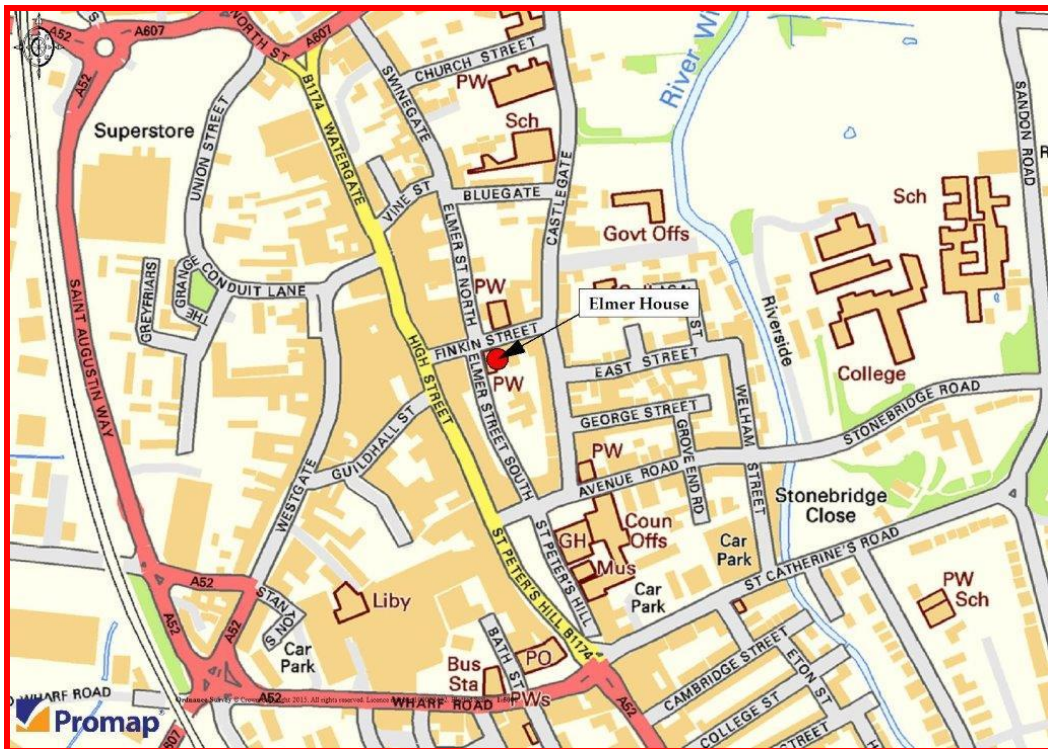
Tel: 01476 592960.



Room 14 Elmer House



Meeting Room, Elmer House



Misrepresentation Clause: Grantham Estates for themselves and for the vendor or lessor of the property for whom they act, give notice that: (1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (2) Grantham Estates cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (3) Grantham Estates will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (4) the reference to any plant, machinery, equipment, services, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.