



GROUND FLOOR OFFICE SUITES - TO LET

OFFICE SUITES A & D, STAR SELF-STORE, SPITTELGATE LEVEL, TOLLEMACHE ROAD SOUTH, GRANTHAM NG31 7UH

- Ground Floor Serviced Office Suites.
- New internal repairing Licences available.
- Allocated parking spaces available.
- Suites available from 209 ft² (19.4m²) to 1,060 ft² (98.4m²)
- Rents to include utilities & maintenance of communal areas.

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RENTS: £5,000 to £22,000 P.A.X. LEASEHOLD

Lincoln

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LOCATION

Grantham is an expanding Market Town in South Lincolnshire with a resident population of approximately 38,000 people being approximately 23 miles East of the City of Nottingham and 25 miles South of the City of Lincoln. The A1 runs to the West of the Town which also benefits from a Main Line Rail Connection to London Kings Cross with a journey time of approximately 75 minutes.

Tollemache Road South is located off Spittlegate Level which is home to the majority of Grantham's Car Dealerships along with Industrial and Warehouse Premises. The property is situated within 0.5 miles of the Southbound carriageway of the A1 and within similar distance of the newly-constructed Northbound link to the A1.

DESCRIPTION

Office Suite A is a modern Ground Floor Serviced Offices Suite with UPVC windows/doors, plastered walls, suspended ceilings with inset LED lighting. Office Suite D is yet to be completed by our client however, it will be finished to a similar specification as Suite A with carpet flooring. Each Suite will have use of communal WC's.

Externally the property has a gated entrance, fenced yard, CCTV. Office Suite A will have use of 2 allocated parking spaces and Office Suite D will have use of 4 allocated parking spaces.

ACCOMMODATION

Each Office Suite has been measured on a net internal area basis and comprises as follows:

Description	Sq ft	Sq m
Suite A	209	19.4
Suite D	1,060	98.5

SERVICES

We understand that mains water, drainage and electricity are connected to the property.

Prospective tenants are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to take a new lease in respect of either Office Suite.

TOWN AND COUNTRY PLANNING

The property has been used for Office/Storage purposes and therefore has an established use now covered by Use Class E of The Use Classes Order 2020.

We would recommend that potentially interested tenants make their own planning-related enquiries via the Planning Department at South Kesteven District Council. Tel. 01476 406080.

BUSINESS RATES

Small Business Rates Relief may be available for qualifying occupiers. For further information relating to Business Rates payable and any reliefs available, prospective tenants should contact South Kesteven District Council on 01476 406080.

LICENCE TERMS

Each Office suite is available by way of a new internal repairing Licence for a term to be negotiated.

RENTAL TERMS

Suite A is available at a rent of £5,000 per annum.
Suite D is available at a rent of £22,000 per annum.

The rent is inclusive of utilities and maintenance of communal areas.

EPC

The building has an EPC Rating of B47 which expires on the 20th July 2033.

VAT

We have been advised that VAT will be charged on any rent negotiated.

LEGAL COSTS

Each party will be responsible for their own legal costs for the preparation of any new Licence negotiated.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact the Sole Letting Agents:

AGENT

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IMPORTANT NOTICES

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