



**22 Tollemache Road South, Spittlegate Level, Grantham,  
Lincolnshire, NG31 7UH**

#10843/2024D

# 22 Tollemache Road South

Spittlegate Level, Grantham, Lincolnshire, NG317UH



Agreement

For Sale



Detail

Modern Detached Office



Price

OIEO £1,050,000



Size

773.74 sq m (8,325 sq ft)



Location

Grantham, NG317UH



Property ID

#10843/2024D

**For Viewing & All Other Enquiries Please Contact:**



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## Property

The property comprises a detached modern office building arranged over ground and first floor. It is constructed of cavity brick and blockwork with a lined corrugated sheet clad roof. The property has double glazed aluminium framed windows with a matching entrance lobby.

Internally the property is arranged to provide a mixture of cellular and open plan offices over both floors with stair access. At ground floor level there is a large open plan lecture/meeting room with an extensive breakout area to the rear.

Both floors benefit from fitted kitchens, with separate male, female and accessible toilets. The internal fit out includes painted and plastered walls, carpeted flooring, wall mounted radiators and suspended ceiling with LED inset lighting throughout, and air conditioning in part.

Externally the property benefits from ample on-site parking.

## 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 <sup>2</sup>	ft <sup>2</sup>
Ground Floor	552.42	5,944
First Floor	221.32	2,381
<b>Total NIA</b>	<b>773.74</b>	<b>8,325</b>

## Services

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

## Town & Country Planning

We understand that the property has consent for uses falling within Class E(g)(i) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

## Rates

<b>Charging Authority:</b>	South Kesteven District Council
<b>Description:</b>	Office and Premises
<b>Rateable value:</b>	£60,500
<b>UBR:</b>	0.546
<b>Period:</b>	2024-2025

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 Charging Authority.

## Tenure

The property is available **For Sale** with vacant possession.

## Price

Offers in excess of **£1,050,000**

## VAT

VAT may be charged in addition to the price at the prevailing rate.

## Legal Costs

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

## Energy Performance Certificate

Rating: D77

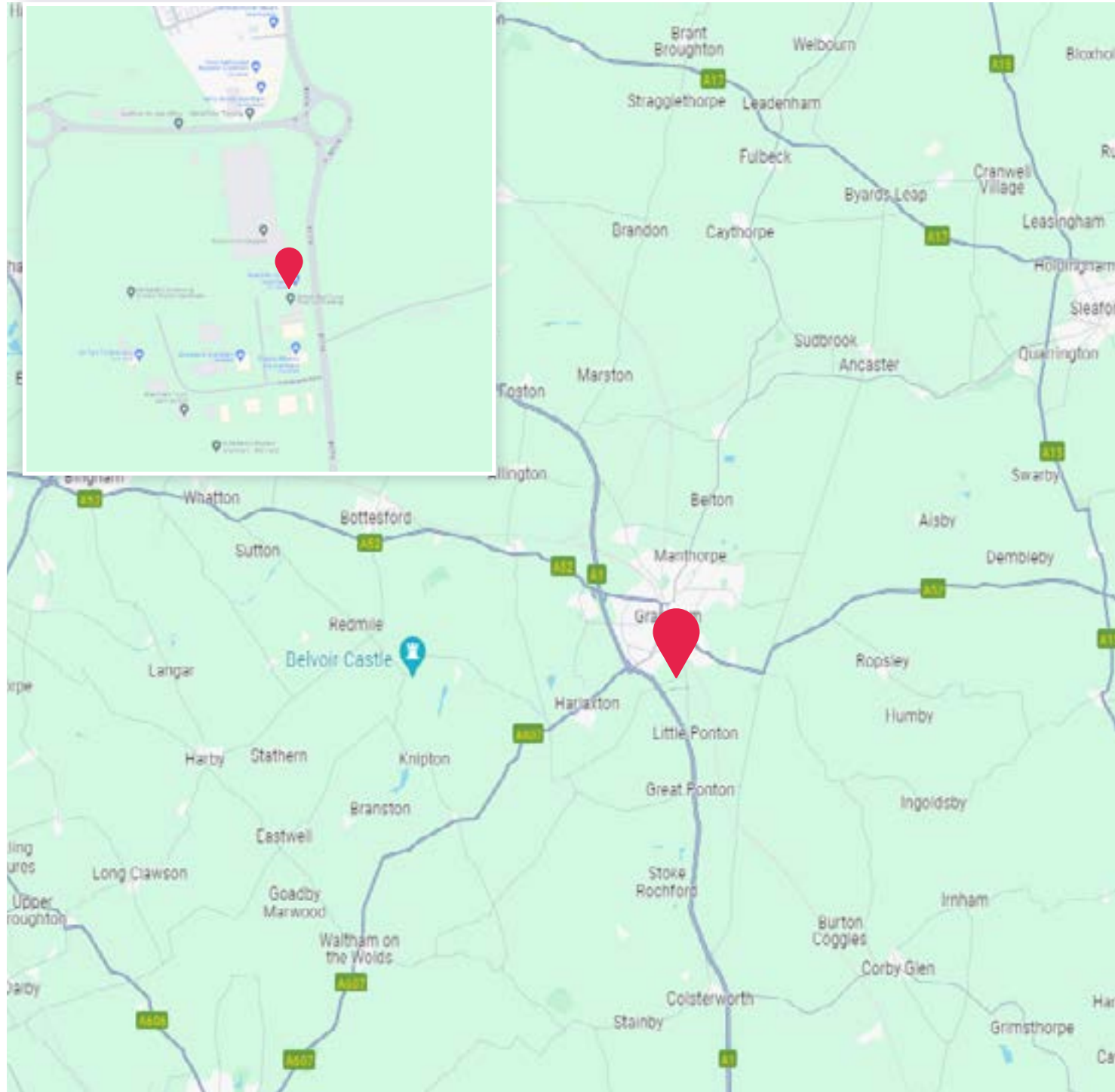
## Location

The property is situated to the south of Grantham adjacent to the new Grantham Southern Relief Road connect with the A1. Grantham has a population of circa 45,000 and a large affluent catchment close to 220,000. Grantham is an historic and popular south Lincolnshire Market Town, that straddles the London to Edinburgh East Coast Main Rail Line. Grantham's mainline railway station runs services into London Kings Cross in approximately 1 hour and 15 minutes.

The town provides a good range of local facilities and educational centres, including one of the best regarded secondary schools in the county, the King's School, as well as a variety of other facilities, including Grantham Girls' School, a new university centre serving the whole district and various shopping centres both in the town and edge of town.

The Grantham Southern Relief Road is expected to be completed in 2025. The project will reduce congestion, disruption and delays through the town centre while further supporting local infrastructure allowing for ongoing and sustainable growth. The property further benefits from being in close proximity to the A1 offering easy access to Peterborough and Newark. The town also lies approximately 23 miles south of Lincoln and 22 miles east of Nottingham.

Nearby occupiers include Drayton Motors Kia, Marshall Volvo, Listers Toyota, Environcom and Vertu Honda.







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