



**Unit 8 Mowbeck Way,  
Grantham, NG31 7AH**  
#M10309/2024A

# Unit 8 Mowbeck Way

Grantham, NG317AH



Agreement

To Let



Detail

Industrial



Rent

£5,500 pax



Size

57.04 sq m (614 sq ft)



Location

Grantham, NG317AH



Property ID

#M10309/2024A

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



**WILL NUTTALL**

BA (Hons)  
Surveyor

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## Property

The property comprises a end-terraced industrial unit constructed of steel portal frame with brick/block walls surmounted by lined corrugated sheet cladding and similarly clad roof.

Internally, there is an open plan workshop area with a kitchenette and WC to the rear.

Externally there is non-allocated parking available to the front of unit along with loading and circulation.

## 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	57.04	614

## Services

We understand that mains electricity, gas 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) (iii) (Industrial Processes) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

## Rates

**Charging Authority:** South Kesteven District Council  
**Description:** Workshop and Premises  
**Rateable value:** £3,700  
**UBR:** 0.512  
**Period:** 2023-2024

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 **To Let** by way of an effective Full Repairing and Insuring lease for a minimum 3 year term.

## Rent

**£5,500 per annum exclusive**

## Services

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

## VAT

VAT will be charged in addition to the rent at the prevailing rate.

## Legal Costs

Tenants are responsible for their own legal costs.



## 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.













