

FOR SALE MODERN DETACHED OFFICE

PREMIER HOUSE, HARLAXTON ROAD

Grantham, Lincolnshire, NG31 7JX



Key Highlights

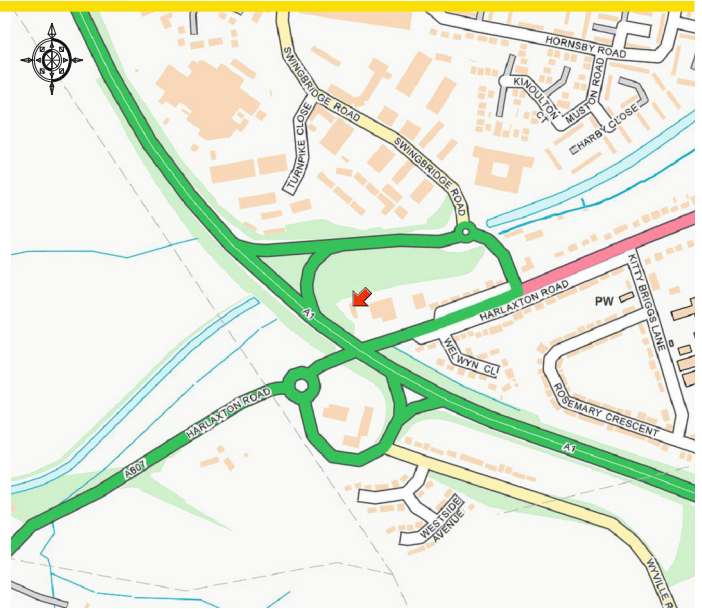
- Modern detached building
- Excellent location adjacent to A1
- Open plan fully refurbished air conditioned office accommodation
- 22 On-site parking spaces
- Suitable for alternative uses, subject to planning permission
- Vacant and ready for immediate occupation

SAVILLS NOTTINGHAM
Enfield Chambers, 18 Low Pavement
Nottingham NG1 7DG

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Location

Grantham is located on the River Witham in the county of Lincolnshire and close to the Lincolnshire/Leicestershire border.

Historically the towns' economy was based upon engineering and manufacturing, and this continues with its diverse range of manufactured products including textiles, food, timber and plastics. The high tech and service sector industries have grown rapidly in recent years with tourism also on the increase.

Nearby centres of note include Newark on Trent approximately 16 miles (25.7 km) to the north, Nottingham approximately 23 miles (37 km) to the west, Boston approximately 30 miles (48.3 km) to the east, Leicester approximately 33 miles (53.1 km) to the south west and Peterborough approximately 35 miles (56.3 km) to the south.

Grantham's mainline railway station runs services into London Kings Cross in approximately 1 hour and 15 minutes.

Situation

The property occupies a prominent position directly off Harlaxton Road (A607), adjacent to the Grantham Squash and Fitness Club less than 400m from its junction with the A1. Other facilities in the immediate area include Premier Inn and Ramada Grantham Hotels.

Description

Premier House comprises a modern detached office building arranged over ground and first floor and is of an insulated cavity brick and blockwork construction under a pitched slate roof. Access is via a concrete ramp through two sets of timber doors into a small lobby with security access into the main reception area.

Internally, the property is arranged to provide cellular offices via a combination of solid and stud partitioned walls at ground floor level.

At first floor level the offices have been created through the use of full height glazed partitioning incorporating venetian blinds together with a generous central meeting area and common parts. In addition, on this level is located a fitted kitchen which incorporates a combination of base and full height units together with sink and drainer.

At ground floor level are located male/ female and disabled WCs together with a small communications room and under stairs storage.

The accommodation has been fully refurbished providing plastered and painted walls, suspended acoustic tile ceilings with recessed fluorescent lighting panels, sealed UPVC double glazed window units and the provision of air conditioning to the office areas.

Externally, the property benefits from on-site car parking spaces, providing the right to use 22 spaces between 8am to 9pm.

Accommodation

We have calculated the net internal area based on the floor plans provided and are for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
Ground Floor	1,560	144.60
First Floor	1,934	179.62
Total	3,494	324.22

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Rateable Value

We are advised that the property has been assessed as follows:

Rateable Value 2023	£25,000
Rates Payable 2024/2025	£12,475

EPC

D 77

VAT

VAT is applicable.

Tenure

The property is available on a freehold basis with vacant possession.

Price

Offers in excess of £495,000.

Legal Costs

Each party to be responsible for their own legal costs involved in this transaction.

Anti-Money Laundering (AML)

Any offer accepted is subject to completing AML checks.

Viewing and Further Information

Strictly by appointment only with the Sole Agent, Savills.

Contact

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