



## TOWN CENTRE OFFICE SUITE

FIRST FLOOR OFFICE SUITE, 70A CASTLEGATE,  
GRANTHAM NG31 6SH

- Total NIA approximately 1,877 ft<sup>2</sup> (174.4m<sup>2</sup>).
- Available by way of a new internal repairing lease.
- Additional second floor and lower ground floor office space may be available by separate negotiation.
- Office space benefits from a shared lift, entry phone and own kitchen.

**£11,000 P.A.X. LEASEHOLD | 1,877 ft<sup>2</sup> (174.4m<sup>2</sup>)**

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## LOCATION

Grantham is a traditional Market Town in South Lincolnshire having a resident population of approximately 38,000 people with a wide catchment area. The A1 runs immediately 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 80 minutes.

The Office Suite is located on the corner of Castlegate and East Street in a mixed Office & Residential area of the Town centre. Neighbouring occupiers include Duncan & Toplis Chartered Accountants and South Kesteven District Council.

## DESCRIPTION

The first-floor office suite is accessed via the shared Entrance Lobby off Castlegate providing access to both this Office Suite and others within the building served via a shared personnel lift. The suite is currently divided to create six offices, kitchen and stores. The WC's are communal on the first and second floors.

## ACCOMMODATION

The Office Suite has been measured on a net internal area basis.

Description	m2	Sq.ft
Offices	158.5	1,706
Kitchen	3.9	42
Stores	12.0	129
Shared WC's	-	-
Total NIA	174.4	1,877

## SERVICES

We understand that mains gas, electricity, water and drainage are connected to the subject property. Prospective tenants are advised to check upon the adequacy and provision of services within the relevant Statutory Authorities prior to making an offer to take a new lease in respect of this property.

## TOWN AND COUNTRY PLANNING

The property was previously used as offices and as such should have an established planning consent now covered by Use Class E of The Use Classes Order 2020.

For further information in respect of planning-related matters, prospective tenants are advised to make their own enquiries via The Planning Department at South Kesteven District Council Tel: 01476 406080.

## BUSINESS RATES

Prospective tenants should clarify the level of Business Rates payable via South Kesteven District Council Tel: 01476 406080.

## LEASE TERMS

A new internal repairing lease is available for a minimum term of three years.

The rent excludes tenants contribution towards electricity, gas, water/drainage, external repairs and buildings insurance which are collected via service charge.

## RENTAL TERMS

We are quoting a rent of £11,000 per annum for the property.

## SERVICE CHARGE

The tenant is to pay a fair proportion of the landlord's costs for maintaining the building to include gas and electricity costs. A copy of the current service charge budget is available on request.

## EPC

The building as a whole has an EPC rating of C62.

## VAT

We understand that the property is elected for VAT

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of any new lease negotiated.

## VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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