

## OFFICES TO LET

WHARF HOUSE, OLD WHARF ROAD, GRANTHAM, NG31 7AA

- Detached single storey Office building with enclosed yard to side and rear as outlined in blue on the plan attached.
- NIA approx 798 ft<sup>2</sup> (74.1 m<sup>2</sup>)
- An additional compound outlined in red on the attached plan may available by separate negotiation.
- The property is available by way of a new effective full repairing and insuring lease for a minimum term of 3 years.

**William Gaunt**

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**RENT: £7,500 PER ANNUM**

Lincoln

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**BROWN & CO JH Walter**

## LOCATION

Grantham is an established Market Town in South Lincolnshire being approximately 23 miles East of the City of Nottingham and 25 miles South of the City Of Lincoln. The Town has a population of approximately 38,000 people and the A1 runs immediately to the West of the Town providing excellent road communications and where Grantham also has a main line rail connection to London Kings Cross with a journey time of approximately 75 minutes.

Wharf House is situated on Old Wharf Road just off Harlaxton Road on the edge of the Town centre.

## DESCRIPTION

Wharf House, shown edged blue on the plan, is a single-storey detached office building with car parking to the front and an enclosed area to the side and rear. An additional compound outlined in red on the attached plan may available by separate negotiation.

## ACCOMMODATION

The property has been measured on a Net Internal Area basis:

Description	m2	Sq.ft
Office 1	11.2	121
Office 2	28.5	307
Office 3	16.0	172
Office 4	15.2	164
Kitchen	3.2	34
WC	-	-
<b>Total NIA</b>	<b>74.1</b>	<b>798</b>

## SERVICES

It is understood that the property benefits from mains water, drains and electricity.

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 this property.

## TOWN AND COUNTRY PLANNING

The property has been used as Offices and as such has an established use which is now covered by Use Class E of The Use Classes Order 2020.

We would recommend that prospective tenants discuss any planning related enquiries with the Planning Department at South Kesteven District Council prior to making an offer to take a lease in respect of this property. Tel: 01476 406080.

## BUSINESS RATES

The property is assessed under the 2023 Rating List as Offices and Premises with a Rateable Value of £5,000.

Subject to the ingoing tenant meeting certain criteria, it is possible to claim up to 100% exemption from the payment of Non-Domestic Business Rates utilising the Government's Small Business Rate Relief Initiative. We would recommend that prospective tenants contact South Kesteven District Council regarding this matter Tel: 01476 406080.

## EPC

The property has an EPC Rating of E104 valid until 23rd November 2029

## LEASE TERMS

The property is available by way of a new effective full repairing and insuring lease for a minimum term of 3 years.

## RENT

£7,500 per annum.

## VAT

The rental terms quoted within these Particulars is exclusive of, but may be liable to VAT at the appropriate rate.

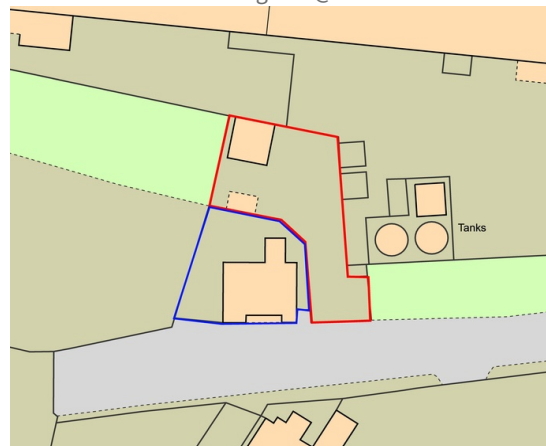
## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Letting Agent:

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## IMPORTANT NOTICES

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