



UNIT 15A, THE OLD MALTHOUSE, SPRINGFIELD ROAD, GRANTHAM NG31 7BG

- First Floor Office/Storage Unit of 354 Sq Ft (32.9 Sq M).
- On-site shared communal car parking.
- New internal repairing and insuring lease available on terms to be agreed.
- EPC Rating E101.

RENT £2,200 PER ANNUM EXCLUSIVE

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BROWN & CO JH Walter
Property and Business Consultants

LOCATION

Grantham is an established market town in South Lincolnshire being approximately 23 miles east of Nottingham and 25 miles south of Lincoln and having a residential population of approximately 38,000 people with a large catchment area.

The A1 runs immediately to the west of the town providing excellent road communications and the town also benefits from a main line rail connection to London Kings Cross with a journey time of approximately 75 minutes.

The premises are situated at the Old Malthouse on Springfield Road. The Old Malthouse is in an established commercial location with a number of offices, stores and further workshops on site. Springfield Road is primarily a residential area but provides good access to both the A607 and the A52.

DESCRIPTION

A first floor office currently divided into two spaces with a carpeted wooden floor, part wood panel and plastered walls and LED lighting. Any incoming tenant will have use of the shared WC and kitchen facilities within the first floor. One non demised car parking space is available within the communal car parks on site.

ACCOMODATION

We have measured the unit in accordance with IPMS3 and it provides 32.9 sq m (354 sq ft) of accommodation.

SERVICES

We understand that mains electricity is connected to the property. 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. There is a single metered water supply to the Estate, and the tenant will reimburse the landlord a fair proportion of the total cost incurred by the landlord. The charge is payable by the tenant as if it were rent and is recoverable.

EPC RATING

EPC Rating E101.

VAT

All prices quoted will be subject to VAT at the prevailing rate.

LEGAL COSTS

As is usual the ingoing Tenant will be responsible for our client's reasonable legal fees incurred in this transaction. For leases under 3 years, our fee for producing the agreement is £300 +VAT.

BUSINESS RATES

Small Business Rates Relief may be available on this property for qualifying occupiers. For further information relating to Business Rates please contact South Kesteven District Council on 01476 406080.

TENURE

A new internal repairing and insuring lease is available on terms to be agreed at the quoting rent.

RENT

The property is available at the quoting rent of £2,200 per annum exclusive. The rent is exclusive of building insurance, water, electricity, and Business Rates which the tenant will be responsible for the payment of direct.

MAINTENANCE RENT AND BUILDING INSURANCE

The tenant covenants to pay on demand a maintenance rent equal to 10% of the rent passing towards the cost of the landlord providing the services to The Old Malthouse.

In addition to maintenance rent, the ingoing tenant will be liable for a fair proportion of the estate's insurance premium and will be recharged annually.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Sole Letting Agent:

Brown & Co
5 Oakwood Road
Lincoln
LN6 3LH

Contact: William Gaunt
Tel: 01522 504322
Email: william.gaunt@brown-co.com

IMPORTANT NOTICES

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