Pepperdine & Freckingham

commercial sales & lettings

The Maltings, Wharf Road, Grantham NG31 6BH

First floor offices To Let

Rent £12,000 per annum per office

963 sq ft open plan space

- Open planned office spaces
- On & off site parking available at an additional cost
- Town Centre location
- Two internal private offices
- Kitchenette & welfare facilities provided
- Aircon and central heating

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pandfcommercial.com

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Summary

Size - 963 sq ft
Rent - £12,000
Service Charge - £0.50 per sq ft
Rateable Value - £9,000
Legal Fees - Both parties will be responsible for their own fees
VAT - Applicable
EPC - C (61)

Description

Offered To Let within the Annex to The Maltings, 1st floor office space measuring 963sq ft, these are open plan and include two private office rooms, heating and welfare facilities. The block is a good quality multi-let office conversion with ample parking within a prominent town centre location. This Grade II Listed former maltings building provides aesthetic features and the additional provision of parking for up to 48 cars (at an extra cost of £187.50 per annum per space)

Location

Grantham is a market town with a resident population in the order of 38,000 serving a large catchment area. The town is well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within an hours drive.

Accommodation

The accommodation comprises the following areas:

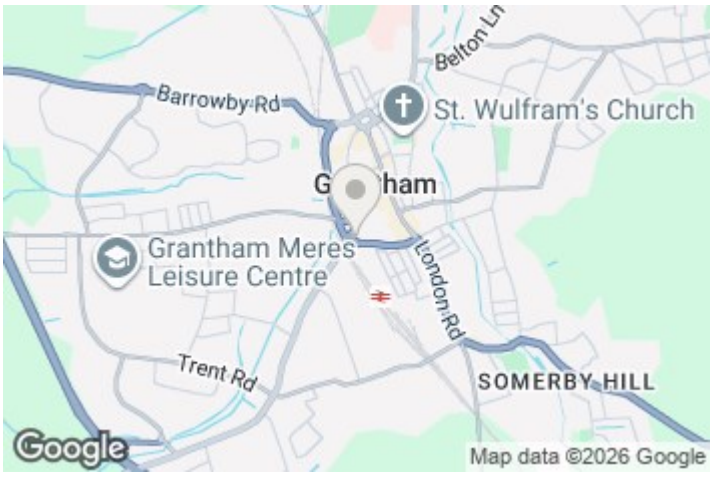
1st Floor - Annex - 963 sq ft

Terms

Offices are offered for let on a new 5 year fully repairing and insuring lease - The rent will be £12,000 plus VAT per annum. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance. Car parking and service charges are in addition.

Services

We are advised that all mains' services are connected to the property. These services have not been inspected or tested by the agent.



Viewing and Further Information

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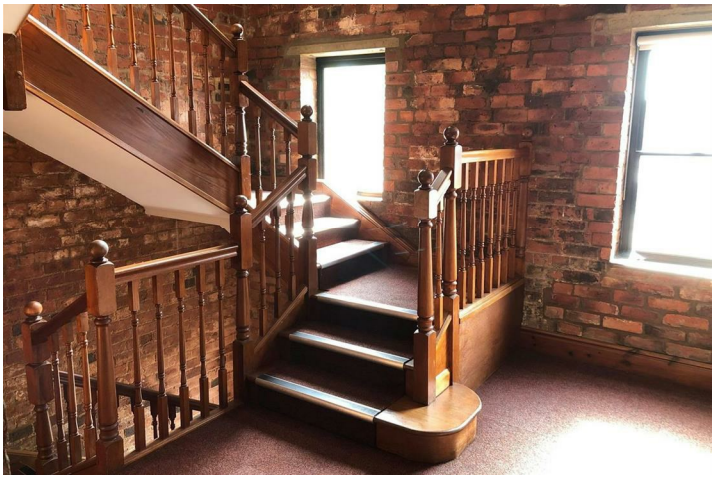
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