



First floor office 1, Ranch House, Normanton Lane, Bottesford NG13 0EL

First floor office space in
Bottesford off the A52

£10,000 per annum plus VAT

770 Sq Ft Village location

- First floor office/studio space
- Bottesford Village Location
- 770 sq ft largely open plan plus separate rooms
- Rent £10,000 per annum + VAT
- Self contained with Kitchen and W/C
- Tenant pays bills and business rates
- Available 1st October 2026

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Summary

Size - 770 sq. ft space
Rent - £10,000 per annum + VAT
Deposit - Equivalent to 3 months rent + VAT
VAT - Applicable on the rent and other charges
Car Parking - 2 allocated spaces
Business Rates - £11,000 per annum
Tenure - Leasehold
Legal Costs - Tenant will contribute £300 + VAT towards the Landlords Legal costs
EPC - TBC

Description

The offices are located on a small industrial area off Normanton Lane - the building is accessed via the side gate, with door leading to inner hallway, this is a shared area with other tenants on the ground floor and other first floor office users. Office one is off the first floor landing, the office is self contained with its own kitchen and w/c facilities.

The main open plan office acts as a meeting room and reception area currently, with 3 individual treatment rooms, store area, kitchen and separate w/c.

The office space comes with 2 allocated parking spaces.

Location

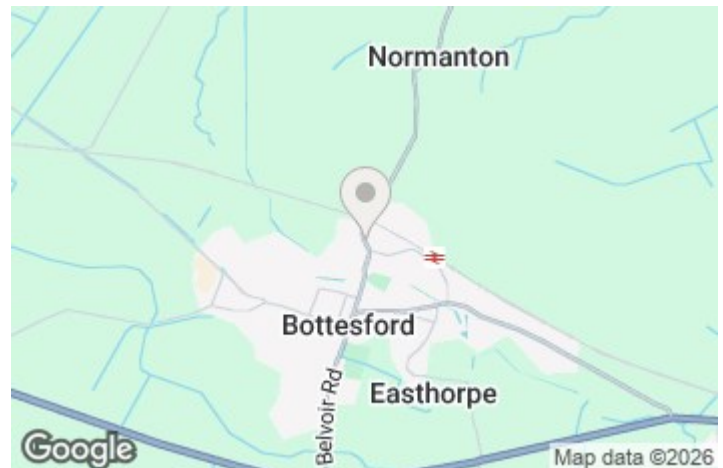
The offices are located in Bottesford Village, which is located between Nottingham and Grantham via the A52. 8 miles to the East is Grantham with access to the A1 and to the West is Nottingham (11 miles) with access to the A46 Connecting Lincoln to Leicester, North to South.

Terms

The offices are offered to let on a new lease with terms expected to be 3 years minimum. The initial passing rent is £10,000 per annum Plus VAT and paid quarterly in advance. 3 months deposit will be required. The Landlord will insure the building and the tenant will reimburse a proportion of the premium

Tenants are responsible for the utility bills and business rates (current RV is £11k, and should qualify for full rate relief, subject to status). Note the contribution of £300 + VAT to the landlords legal costs.

The space is available from the 1st of October 2026.



Viewing and Further Information

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