

TO LET

Character Offices with Parking



South Wing, The Old Barracks, Grantham, NG31 9AS



Rent: £14,000 P.A



Area: 1,450 ft²
(134.7 m²)



Viewings: by appointment



Transport links: A1/ A46 /
A17 trunk 7 Allocated Car
park spaces.



Location: 15 Minute walk
to Town center

- Attractive period office accommodation with dedicated on-site parking for 7 vehicles.
- Popular edge of town location
- Gas central heating
- To Let – Available on a new lease £14,000 p.a.
- REF: CS1740

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Description and location

Attractive period office accommodation in a prominent edge of town centre location, with private off-road parking in the centre. The historic former barracks is now converted into offices together with a veterinary practice and is set around a quad. The Old Barracks are situated at the junction of Sandon Road and Stonebridge Road, less than half a mile from the town centre (see attached location plan).

The property benefits from gas fired central heating, self-contained kitchen/WC facilities and incorporates attractive period features associated with its original historic use, as former army barracks.

Accommodation & Rents

The accommodation consists briefly of the following:-

Accommodation	(ft ²)	(m ²)
South Suite (in blue)	1,450	134.7
TOTAL (Net internal area)	1,450	134.7

All areas quoted are for guidance only)

Externally: There is a surfaced car par to the rear with 7 allocated spaces

Services:

All mains services are connected to the premises. Prospective occupiers are advised to make their own enquiries to the relevant utility companies as to the suitability or capacity of these services.

Rateable Value:

The Property is currently assessed together with an adjacent unit and will be split. The V.O.A previously had a Rateable value of £13,750 (2019). All enquiries regarding Business Rates please contact South Kesteven District Council 01476 406080.

Tenure:

Available To Let on a new lease for a term to be negotiated at an initial rent of £14,000 p.a.

Service Charge:

The occupiers are responsible for the payment of an annual service charge to cover a proportion of the costs associated with the maintenance of the common areas (further details on request)

Energy Performance Certificate:

EPC Ratings are available upon request

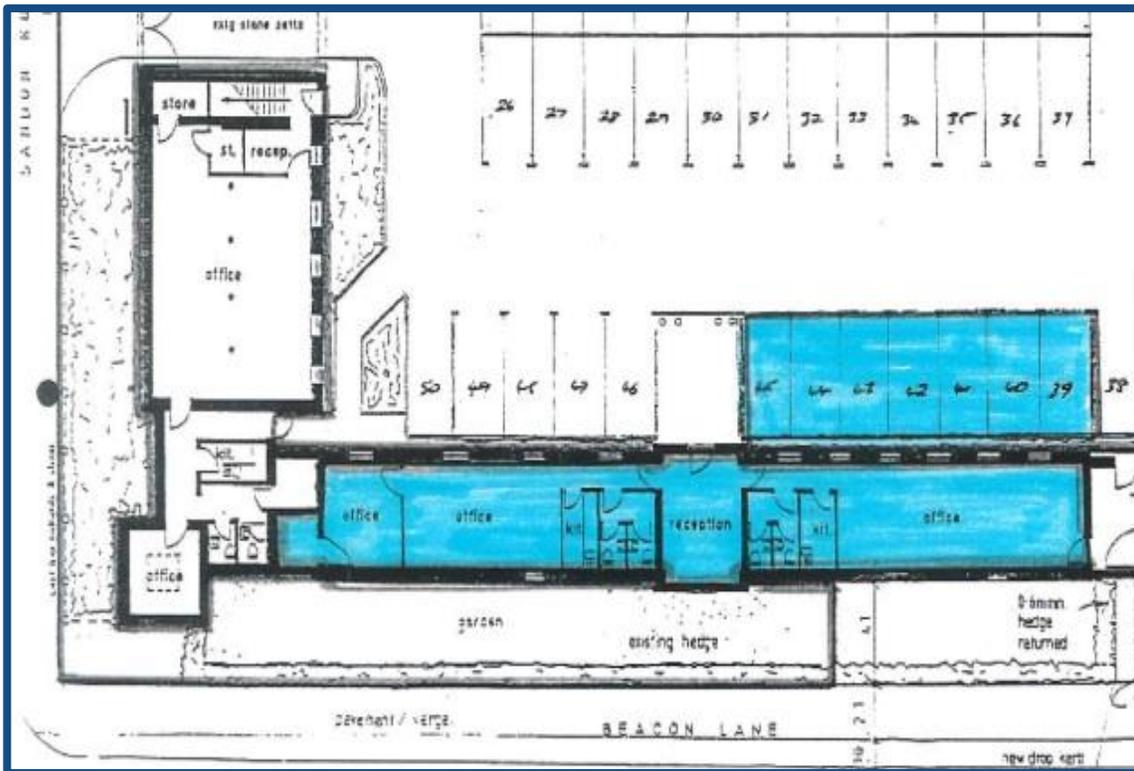
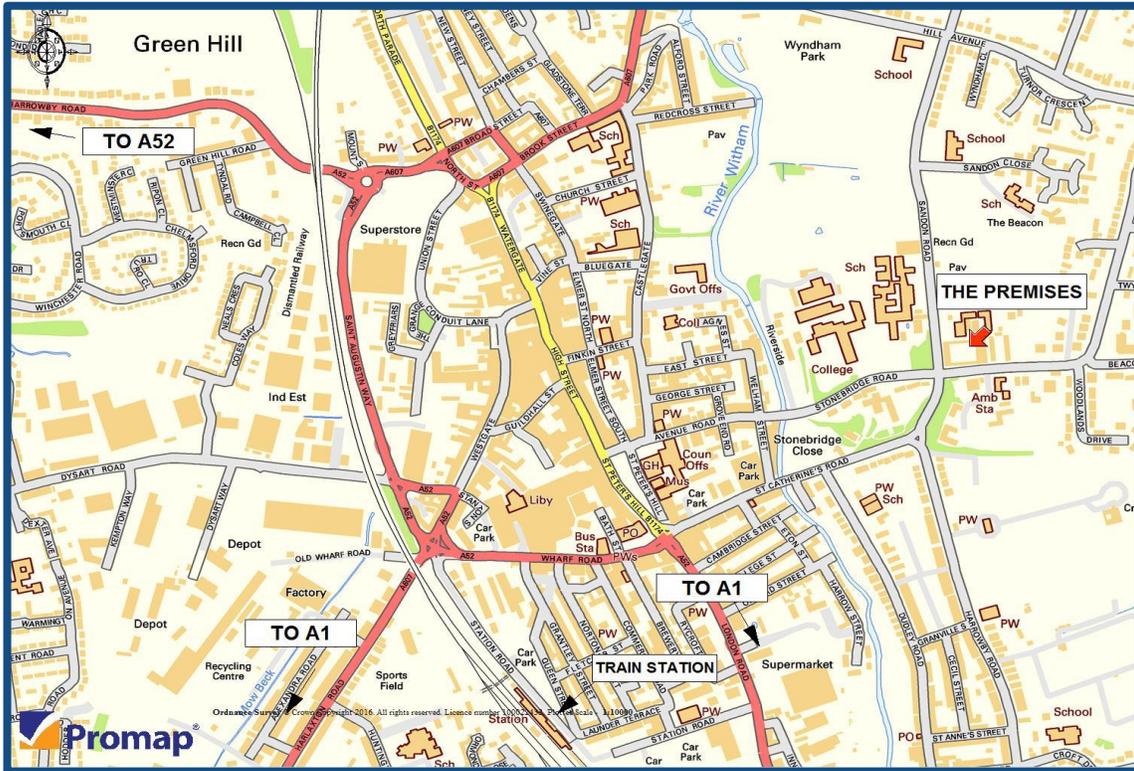
VAT:

All figures quoted are exclusive of VAT which is payable at the prevailing rate.

Costs:

Each party to be responsible for their own legal and professional costs incurred in creating the lease

LOCATION PLAN – South Suite, The Old Barracks, Sandon Road Grantham, NG31 9AS



Misrepresentation Act: Messrs Wood Moore & Co for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) All premises are offered subject to contract and availability. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility on the part of the vendor, Wood Moore & Co or any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement or representation upon which any reliance can be placed. (iii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iv) Neither Wood Moore & Co nor any of their agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. (v) All prices quoted are exclusive of VAT at the prevailing rate.