



WOOD MOORE & CO.



TO LET 19 St Catherine's Road, Grantham NG31 6TT

- **Versatile town centre offices with accommodation over two floors with basement storage**
- **Adjoining public car parking facilities (pay & display)**
- **Close to the town centre**
- **Prominent roadside location**
- **Potential for 100% business rates relief (subject to status)**
- **TO LET for £8,000 pa (rent is not subject to VAT)**

Wood Moore & Co | Navigation House | 48 Millgate | Newark | NG24 4TS
01636 610906 | enquiries@woodmoore.co.uk | www.woodmoore.co.uk



LOCATION

Grantham is a growing market town and It is expected that a further 3,700 new houses are to be built, a new health centre and shops at The Spittlegate Heath Development (which is approximately 1 mile away from the Property). The Property benefits from a prominent main road position on St Catherine's Road close to the centre of town and opposite the new cinema complex and public car park. Grantham is located approximately 15 miles South of Newark and 18 miles North of Stamford.

DESCRIPTION

The premises are self-contained and form part of a parade of office buildings with frontage to St. Catherine's Road. The location benefits from adjacent public car parking and its close proximity to the town centre.

Accommodation

Description	ft ²	m ²
Ground Floor	459	42.6
Basement Stores	274	25.5
First Floor	479	44.5
TOTAL (GIA)	1,212	112.6

Services

We understand the premises are heated by electricity, water and drainage are connected to the property. Interested parties should make their own enquiries as to the capacity and suitability of the services available.

TENURE

The premises are available 'To Let' on a new lease for a term to be agreed at a rent of £8,000 (the rent is not subject to VAT). The Lease will be on a repairing and insuring basis, further details available upon request.

ENERGY PERFORMANCE

A copy of the EPC certificate is available on request.

BUSINESS RATES

The overall rateable value is £8,150 (*information obtained from the Valuation Office Agency Website*). An incoming tenant may be eligible for Small Business Rate Relief, subject to status. All enquiries regarding Business Rates should be made directly to South Kesteven District Council

COSTS

The ingoing Tenant will be expected to contribute towards the cost of preparing the Lease.

VIEWING

By arrangement through the agents. For further information or to arrange a viewing please contact:

Wood Moore & Co Ltd
Navigation House
48 Millgate
Newark
NG24 4TS

Tel: 01636 610906

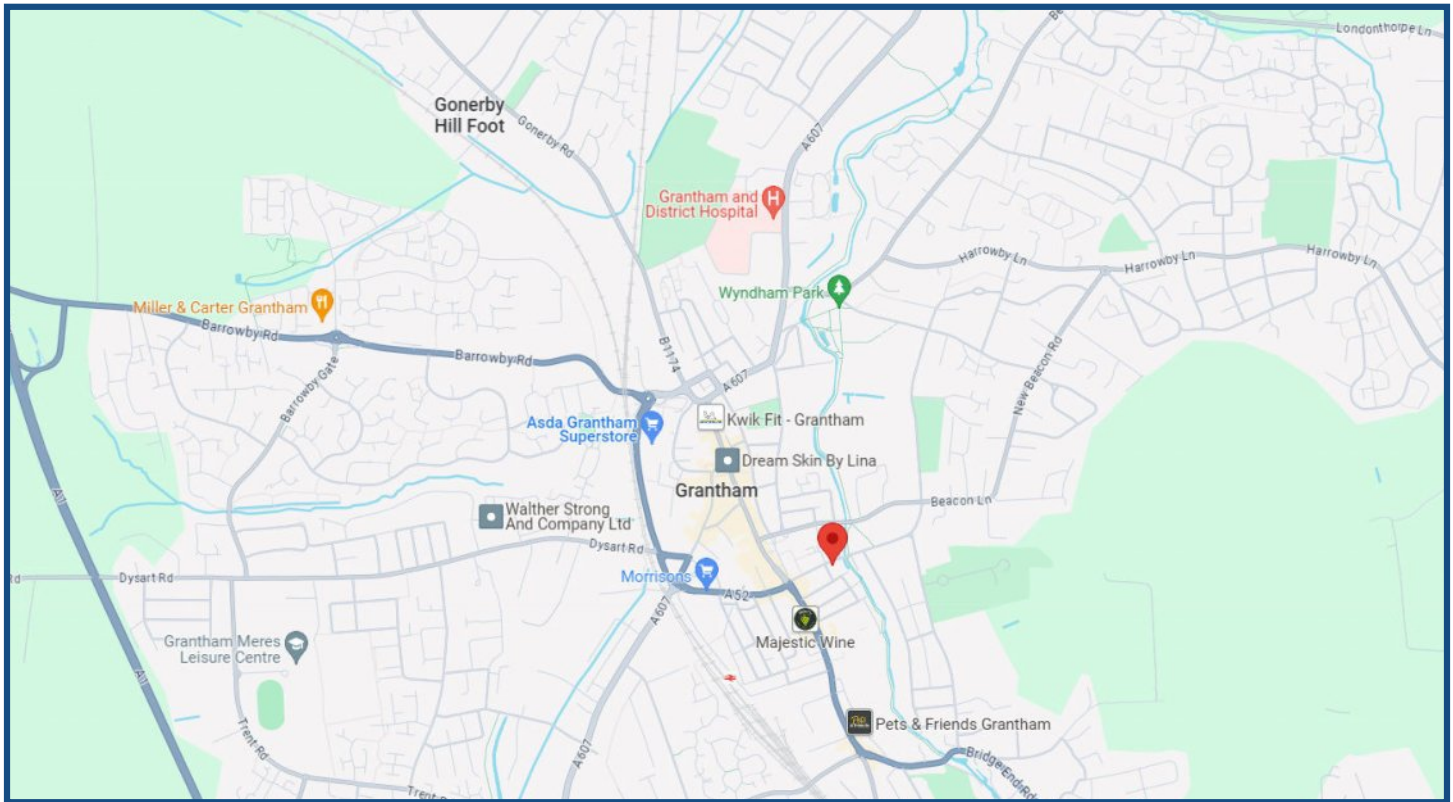
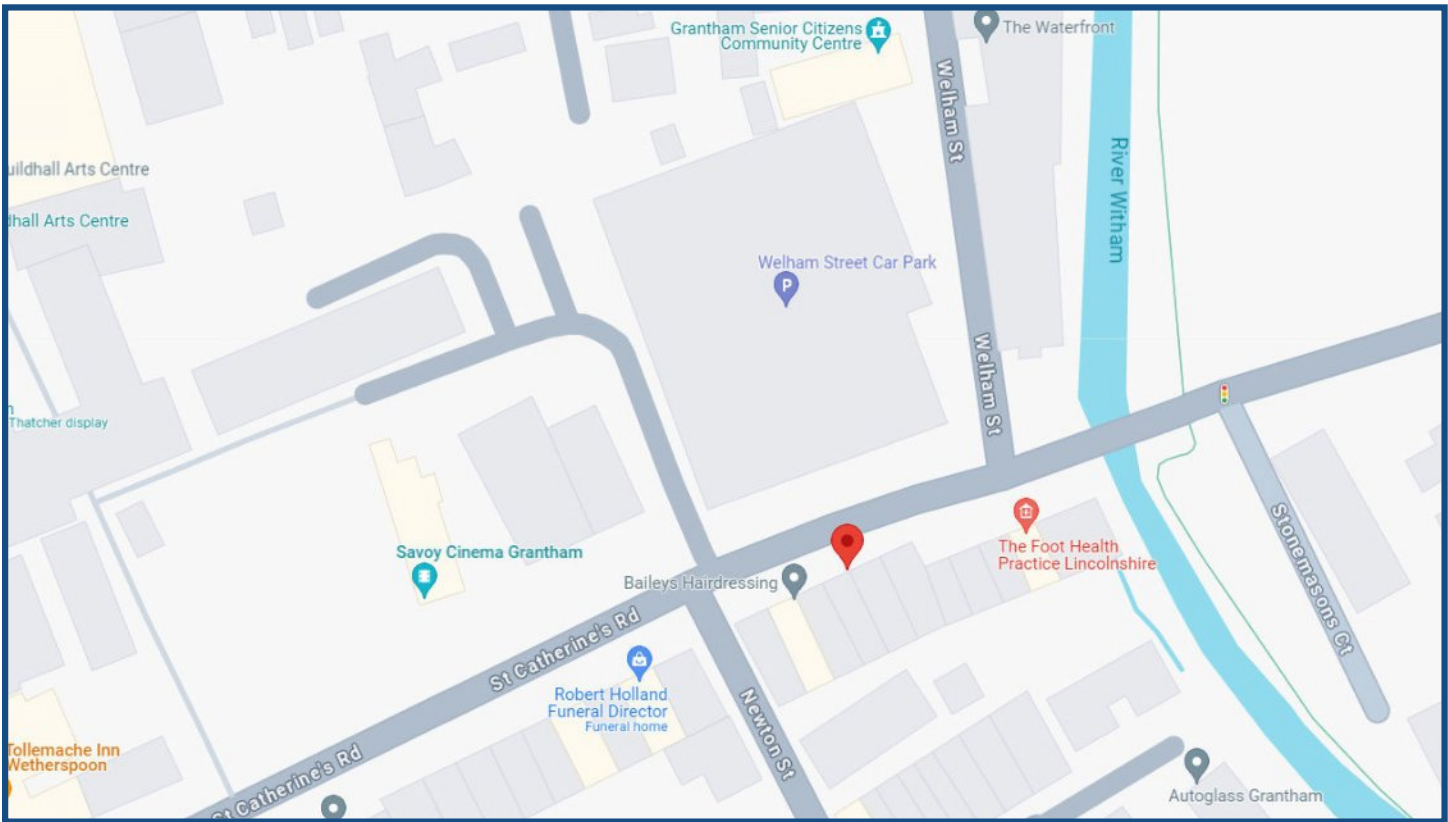
Email: enquiries@woodmoore.co.uk

REF: CS1822



Street View of Property

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