



WOOD MOORE & CO.



TO LET - Ground Floor Office with parking, South Wing, The Old Barracks, Grantham NG31 9AS

- **Attractive period office accommodation with dedicated on-site parking.**
- **Accommodation extending to approx . 1450 ft² (134.7 Sq. M)**
- **Ideal for Clinic, Consulting Rooms, Health & Beauty or Studion**
- **Edge of town centre location**
- **Kitchen and WC facilities/ Gas central heating**
- **Available To Let on a new lease for £14,000 p.a.**

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

Grantham is an attractive and popular 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. 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).

DESCRIPTION

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, private medical practice & general office users and is set around an attractive quad. The space is also considered ideal for studio, clinic or consulting room use

The accommodation provided extends to:

Accommodation

Description	ft ²	m ²	Parking Spaces
South Wing	1,450	135	7
Total (NIA)	1,450	1,324	48

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.

TENURE

The property is available by way of a new lease on an effective full repairing and insuring basis at an initial rent of £14,000 per annum

SERVICE CHARGE

A service charge is payable in respect of the common area: services, maintenance, gardening & waste collection. The charges for the current year equate to £1,420.45. Further information is available on request.

ENERGY PERFORMANCE

A copy of the EPC certificate is available on request.

BUSINESS RATES

The Property had a Rateable Value of £14,250. Interested applicants may be eligible for Small Business Rates Relief. Please contact the South Kesteven Council for more information.

COSTS

Each party to be responsible for their own legal and professional costs incurred in any transaction.

VIEWING

For further details relating to the premises or to arrange a viewing, please contact:

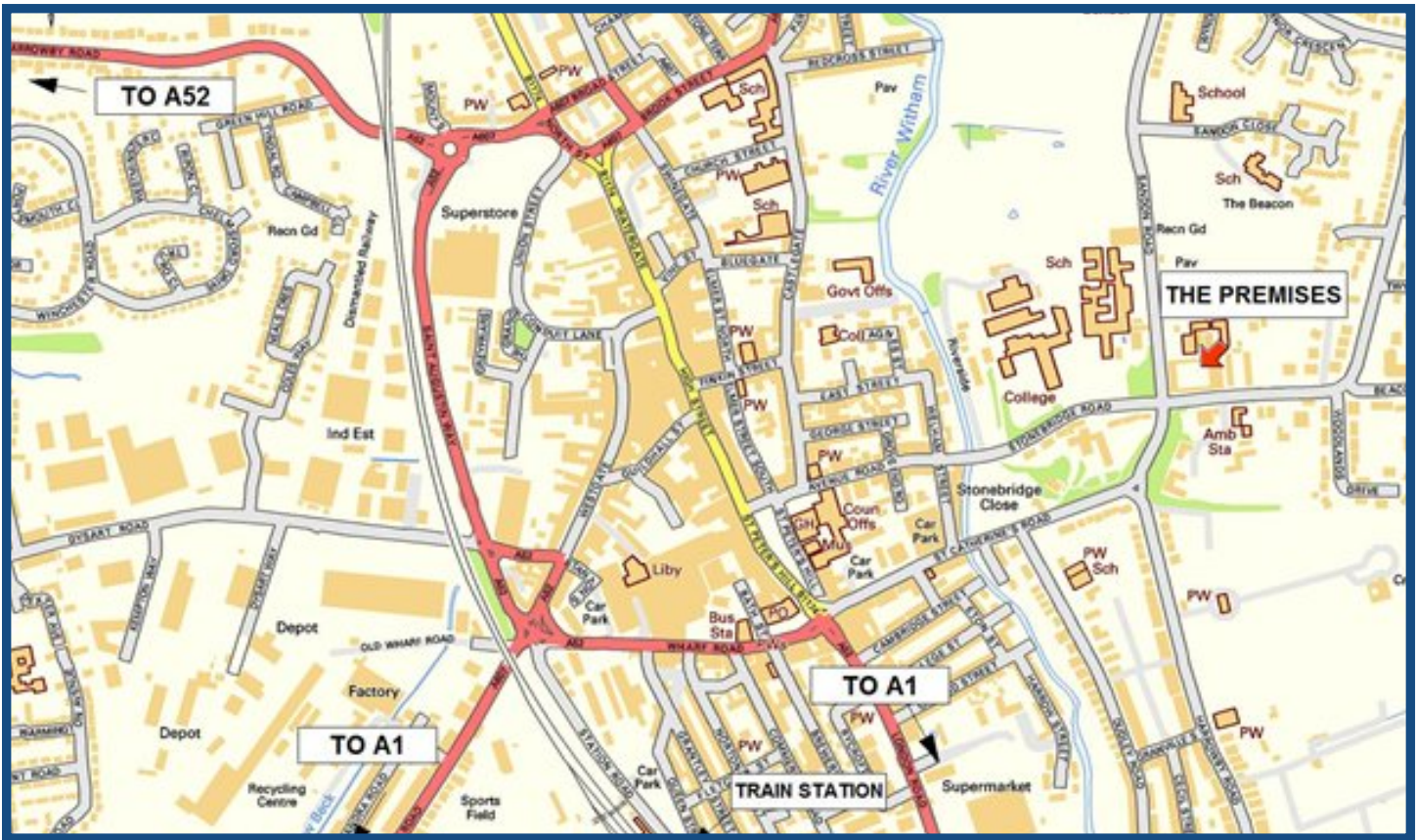
Wood Moore & Co Ltd
Navigation House
48 Millgate
Newark NG24 4TS

Tel: 01636 610906

Email: enquiries@woodmoore.co.



Internal View of Property



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