

372 - 374 Harlaxton Road  
Grantham  
Lincolnshire  
NG31 7JX

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Prominent Office, Workshop and Yard TO LET

## Key Features:

- Modern Office Building with Workshop
- 1,372 sqft (650 sqft workshop | 722 sqft office)
- EV Charging point installed
- Excellent Location adjacent A1
- Secure Yard and Roadside Display Area
- Offices fitted out to good specification
- Suitable for variety of uses (STPP)
- Vacant ready for immediate occupation

**TO LET - £27,500 P.A.X**





# Description

Comprising of a modern self contained single storey office with large steel portal frame workshop area benefiting from dual access roller shutters and personnel door.

Access into a reception/lobby area leading into 2 separate offices, kitchenette/breakout area, male/female (disabled) toilets.

Externally, the property benefits from ample onsite parking spaces and extensive yard areas to the front and rear.

Manual barrier access to provide out of hours security.

Prominent roadside location on Harlaxton Road - the main road into/out of Grantham with close proximity to the A1.





# Location

Grantham is located on the River Witham in the county of Lincolnshire and close to the Lincolnshire/ Leicestershire border.

Historically the towns' economy was based upon engineering and manufacturing, and this continues with its diverse range of manufactured products including textiles, food, timber and plastics. The high tech and service sector industries have grown rapidly in recent years with tourism also on the increase.

Nearby centres of note include:

- Newark on Trent approximately 16 miles (25.7 km) north,
- Nottingham approximately 23 miles (37 km) west
- Boston approximately 30 miles (48.3 km) east
- Leicester approximately 33 miles (53.1 km) south west
- Peterborough approximately 35 miles (56.3 km) south.
- **Grantham's mainline railway station runs services into London Kings Cross in approximately 1 hour and 15 minutes.**

## Situation

The property occupies a prominent position directly off Harlaxton Road (A607), less than 400m from its junction with the A1. Other facilities in the immediate area include Premier Inn.





# Further Information

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## ACCOMMODATION

The net internal area below is approximate and are for guidance purposes only:

Workshop – 650 sq ft / 60.39 sq m

Office – 722 sq ft / 67.08 sq m

Overall – 1,372 sq ft / 127.47 sq m

## RATEABLE VALUE

The current rateable value is £2,994. 100% small business rates may be applicable for qualifying tenants.

## SERVICE CHARGE

A service charge is payable in addition to the rent to cover common estate and building parts. Please enquire for further details.

## EPC

The building has an EPC rating of C – 65

## TENURE

The Property is available TO LET on FRI terms at an asking rent of £27,500 Per Annum Exclusive.

## DEPOSIT

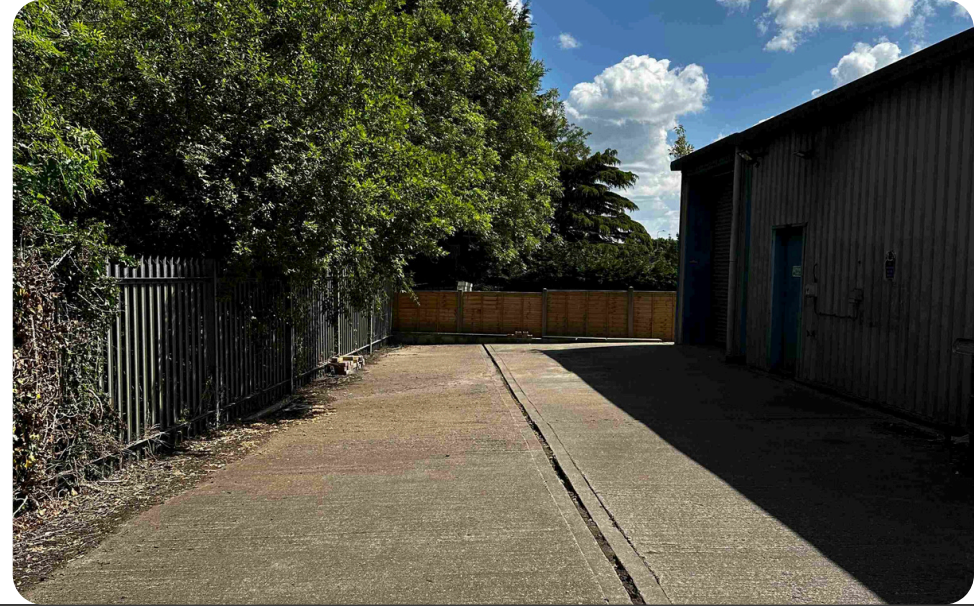
A deposit equivalent to 3 months rent will be required.

## LEGAL COSTS

Each party will be responsible for their own legal costs in documenting the transaction.

## VAT

We are advised VAT will be applicable.



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