

**SALES AND STORAGE LAND**

**TO LET**

**REDUCED RENT**



**Barrowby View, Sedgebrook near Grantham,  
NG32 2EP**

#1223047/2025A

**Eddisons**

# BARROWBY VIEW

SEDGEBROOK NEAR GRANTHAM, NG32 2EP



Agreement

To Let



Detail

Sales and Storage Land



Rent

£25,000 pax



Size

0.23 hectares (0.58 acres)



Location

Sedgebrook, NG32 2EP



Property ID

#1223047/2025A

**For Viewing & All Other Enquiries Please Contact:**



**JASPER NILSSON**

BA (Hons)  
Surveyor

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## Property

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The listing comprises a regular shaped parcel of land equating to 0.23 hectares (0.58 acres), with frontage to the A52 of approximately 60 metres. The sales and storage land is roughly surfaced and has perimeter fencing. There is a sectional office on site.

The land is accessed via a common access road, with shared access to residential properties towards the rear of the site.

## Accommodation

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Having measured the site in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following area.

Area	Hectares	Acres
Storage Compound (with 617 sq ft sectional office)	0.23	0.58

## Energy Performance Certificate

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Rating: E116

## Services

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We understand that mains water, electricity and drainage may be available in the vicinity of the site, although interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

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We understand that the property has consent for B8 (Storage & Distribution including Open Storage) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

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**Charging Authority:** South Kesteven District Council  
**Description:** Storage Land and Premises  
**Rateable Value:** £27,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

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The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

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**£25,000 per annum exclusive**

## Service Charge

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A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

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VAT may be charged in addition to the rent at the prevailing rate.

## Legal Costs

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Each party is to be responsible for their own legal costs incurred in documenting the transaction.

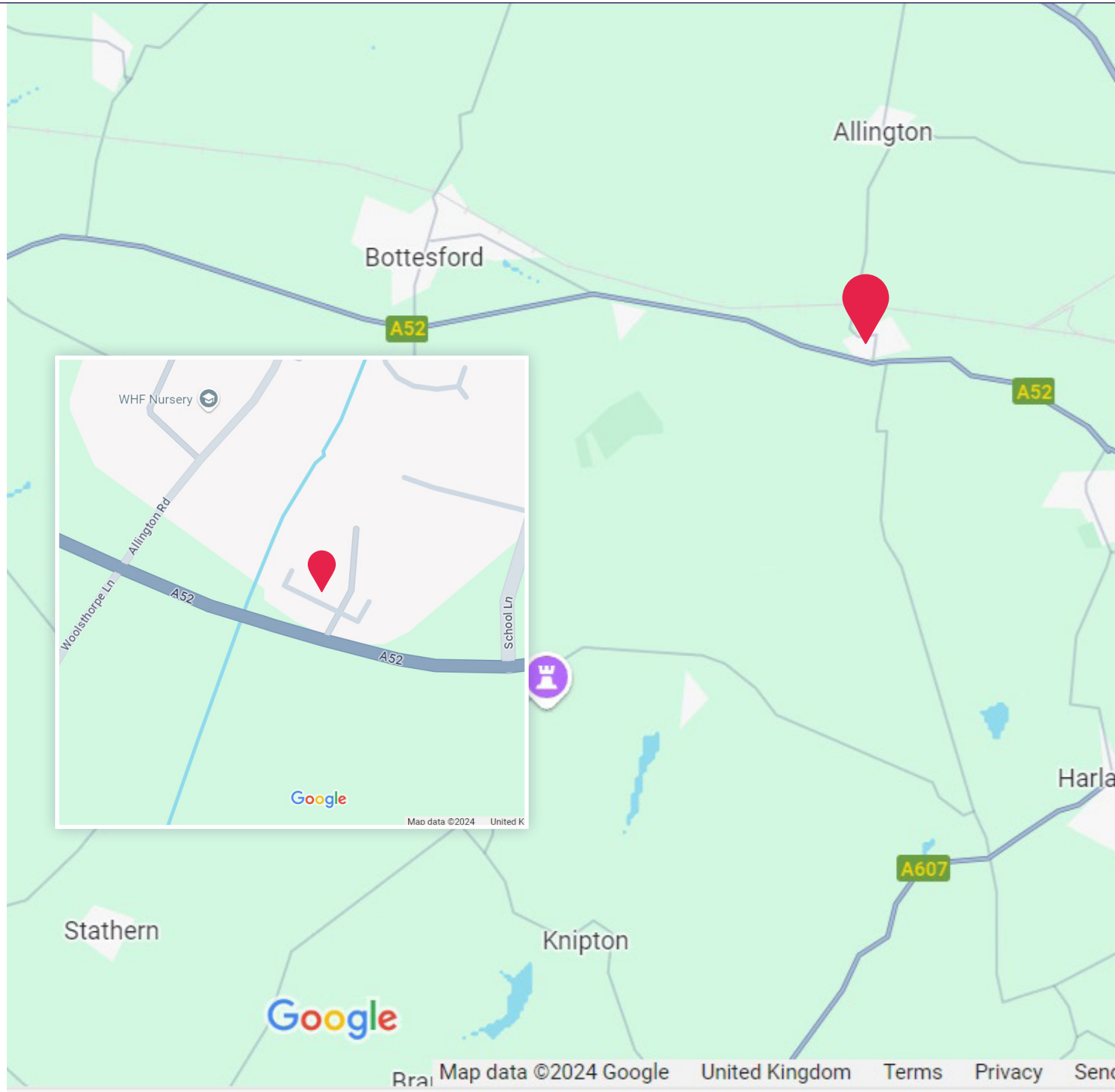
## Location

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The site is strategically positioned with immediate access onto the A52 between Grantham (4 miles east) and Nottingham (17 miles west).

The location provides easy access to the affluent towns and villages within the Vale of Belvoir including Bottesford and Bingham.

Connection to the A1 is via Sedgebrook and Allington, approximately 3 miles to the north.







## Storage Compound and Warehouse at Barrowby View, Sedgebrook

