



**Mowbeck House, Mowbeck Way, Grantham
NG31 7AH**

#1235136/2026A



**BTG
Eddisons**

MOWBECK HOUSE

MOWBECK WAY, GRANTHAM, NG317AH



Agreement

To Let



Detail

Offices



Rent

£20,000 pax



Size

322 sq m (3,475 sq ft)



Location

Grantham, NG317AH



Property ID

#1235136/2026A

For Viewing & All Other Enquiries Please Contact:



WILL NUTTALL

MSc
Surveyor

will.nuttall@eddisons.com

07842 218527

01522 544515

Property

This office building offers a versatile mix of open-plan workspace and private offices. The accommodation is finished to a good standard throughout, featuring carpeted flooring and suspended ceilings with inset lighting to create a bright and comfortable working environment. To the rear of the building are staff WCS and kitchen.

The property benefits from parking for at least 15 vehicles, with additional allocated parking available by separate negotiation.

Accommodation

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

Area	m ²	ft ²
Total NIA	322	3,475

Energy Performance Certificate

Mowbeck House - B35 expires on 28th August 2035

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (g)(i) 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

Charging Authority: South Kesteven District Council
Description: Offices and Premises

Rateable Value: To be separately assessed
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

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a minimum of 3 years.

Rent

£20,000 per annum exclusive

Service Charge

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

Legal Costs

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

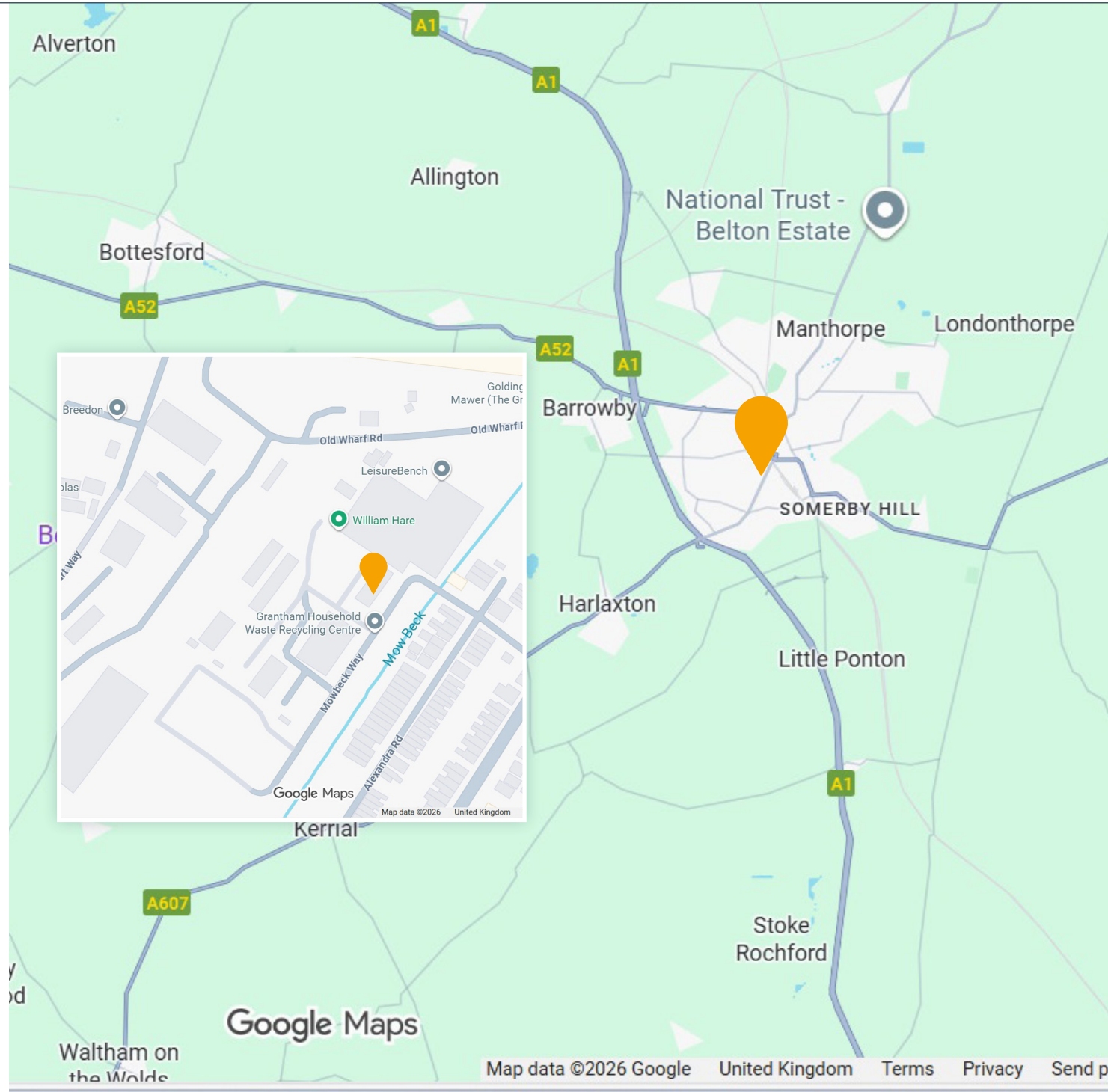
Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is situated just off Harlaxton Road, with easy access to Grantham town centre.

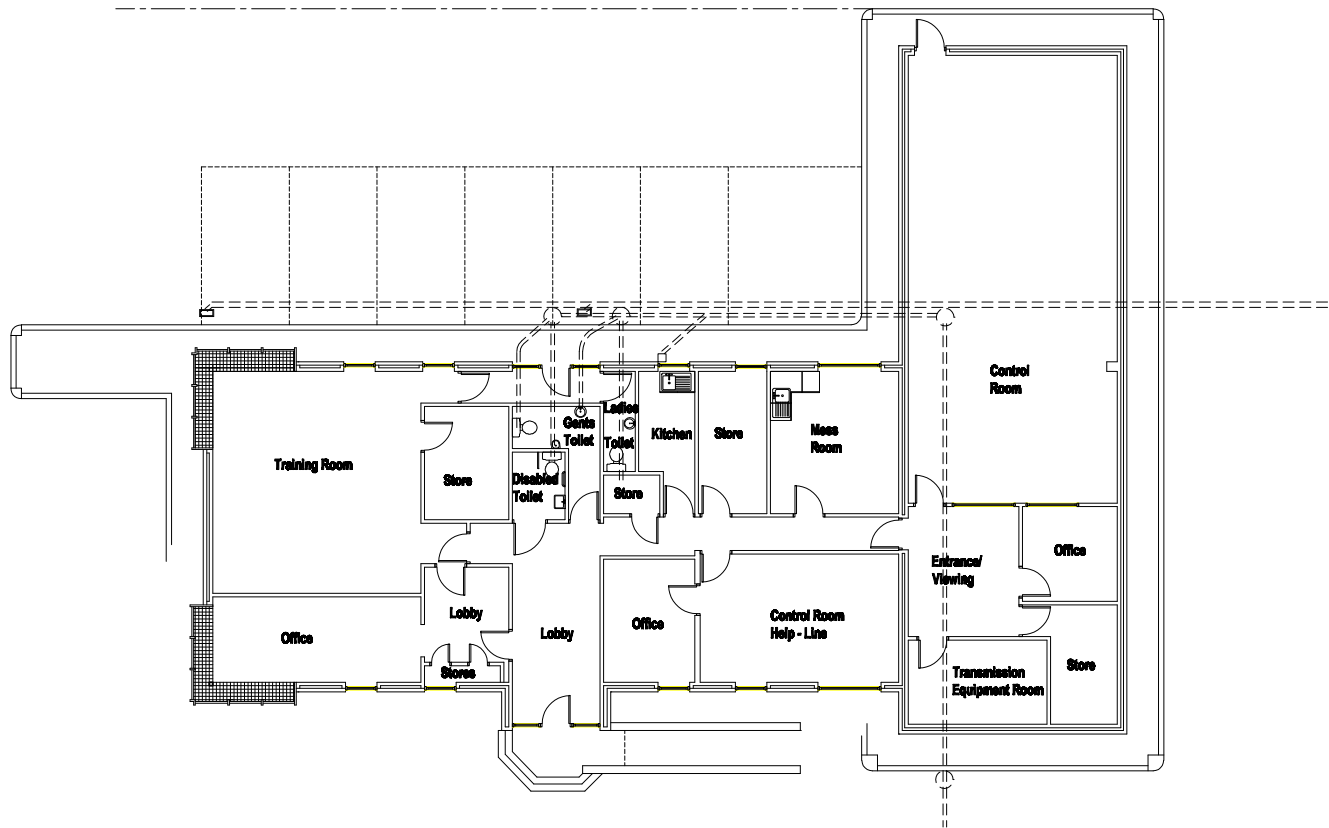
It has an excellent strategic position providing quick access to the A607 proceeding onto the A1.





Google Maps





This plan is for indication purposes only, as there may have been minor changes to the layout

REVISION :	DATE:	INT:

**SOUTH KESTEVEN
DISTRICT COUNCIL**



PROPERTY SERVICES
COUNCIL OFFICES, ST. PETER'S HILL
GRANTHAM, Lincs.
NG31 6PZ

TEL. (01476) 40 60 80
FAX. (01476) 40 60 08

JOB TITLE

**MOWBECK HOUSE
GRANTHAM**

DRAWING DESCRIPTION

EXISTING LAYOUT

DATE **FEBRUARY 2010** DRAWN **MAR**

SCALE **1:100** CHECKED

DWG. No. **PUB 0000/02**