

WOOD MOORE

11a Ruston Road, Alma Park, Grantham, NG31 9SW

To Let | 1,345 sq ft

Industrial/Warehouse premise on Alma Park

woodmoore.co.uk

11a Ruston Road, Alma Park, Grantham, NG31 9SW

Summary

- Rent: £8,400 per annum (payable monthly)
- Business rates: £2.49 per sq ft (effective from 1st April 2026).
- VAT: Not applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

Further information

- [View details on our website](#)

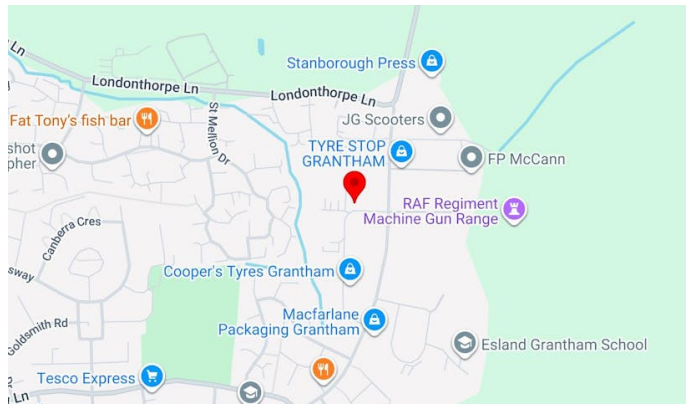
Contact & Viewings



Jasper Caudwell
01636 610 906 | 07951 344794
jcaudwell@woodmoore.co.uk



Jamie Thorpe
01636 610 906 | 07304 072 391
jthorpe@woodmoore.co.uk



Description

A versatile industrial warehouse premises with secure yardage and/or car parking. The property has brick and block walls under a pitched roof with both roller shutter and pedestrian access doors. There are an internal WC and kitchenette.

Location

The property is located on the well-known Alma Park industrial estate which is located to the Northeast of the town centre, offering access to the A1 motorway network.

Viewings

Strictly by arrangement with Wood Moore & Co.

Terms

The premises are available by way of a new Head Lease on the usual Full Repairing and Insuring terms at an annual rent of £8,400 (£700 pcm), payable monthly in advance on a length of no less than three years.

The ingoing Tenant will be expected to contribute towards the cost of preparing the Lease documentation. A Lease Deposit will also be required.

Rateable Value

The property has a rateable value of £6,700 effective from 1st April 2026, being described as “workshop and premises”.

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be place. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.

The premises may qualify for 100% business rates relief, subject to status. Further details can be obtained from South Kesteven District Council.

VAT

There is no VAT charged on the rent.