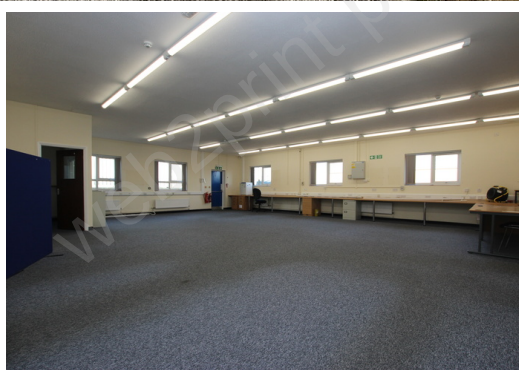




HYBRID OFFICE/INDUSTRIAL UNIT WITH PARKING - TO LET

SPITTELEGATE LEVEL, TOLLEMACHE ROAD SOUTH,
GRANTHAM, NG31 7UH

- Suitable for a variety of uses under Use Class E.
- Excellent location within 0.5 miles of both the North and Southbound carriageways of the A1.
- Premises available by way of a new effective full repairing and insuring lease for a minimum term to be negotiated.
- NIA approx. 4,116sq.ft (382.4 sqm)
- 12 parking spaces to front

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£35,000 P.A.X. LEASEHOLD| 382.4 Sqm (4,116 sqft)

Lincoln

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BROWN & CO

LOCATION

Grantham is an expanding Market Town in South Lincolnshire with a resident population of approximately 38,000 people being approximately 23 miles East of the City of Nottingham and 25 miles South of the City of Lincoln. The A1 runs to the West of the Town which also benefits from a Main Line Rail Connection to London Kings Cross with a journey time of approximately 75 minutes.

Tollemache Road South is located off Spittlegate Level which is home to the majority of Grantham's Car Dealerships along with Industrial and Warehouse Premises. The property is situated within 0.5 miles of the Southbound carriageway of the A1 and within similar distance of the newly-constructed Northbound link to the A1.

DESCRIPTION

The property comprises a single storey, detached hybrid Office/ Industrial Premises with parking to the front. Internally, the property currently comprises of an Entrance Lobby, 6 Offices, Kitchen, 2 WC's (with disabled provision) and a Store with a sliding door. The Office space has carpet flooring, double glazed windows, LED strip lighting and the majority of the space has been divided by stud wall partitioning which could be removed to create an open-plan office or additional industrial/storage space if required.

Externally the property has 12 car parking spaces to the front and a Yard with security fencing. The property has the potential to be used for a variety of uses such as a Dental / Medical / Veterinary Surgery / Leisure given the size and layout of the building and excellent parking provision.

ACCOMMODATION

The property provides the following accommodation and has been measured on a net internal area basis:

Description	Sq. ft	Sq. m
6 Offices & Entrance Lobby	3,939	365.7
Kitchen	71	6.6
Store	107	10.1
WC's	-	-
Total NIA	4,116	382.4

SERVICES

We understand that mains electricity, water and drainage are connected to the subject property. Prospective tenants are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to take a new lease in respect of this property.

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

TOWN AND COUNTRY PLANNING

We believe that the property is suitable for a variety of uses covered under Use Class E however, we would recommend the prospective tenants direct any planning-related enquires to The Planning Department at South Kesteven District Council on Tel: 01476 406080.

BUSINESS RATES

The property is assessed under the 2024 Rating List as an Office and Premises with a Rateable Value of £22,500. From April 2026 the Rateable Value will be £25,250.

We would recommend that prospective tenants contact South Kesteven District Council in this regard Tel:01476 406080.

LEASE & RENTAL TERMS

The property is to be made available by way of a new effective full repairing and insuring lease for a minimum term to be negotiated at an initial rent of £35,000 per annum.

EPC

The property has an EPC Rating of TBC.

VAT

We understand from our client that the property is elected for VAT and therefore VAT will be charged upon any rent negotiated.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of any letting negotiated.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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