



Unit 7, Belton Lane Industrial Estate, Grantham, Lincolnshire  
NG31 9HN

#1232519/2026B

# Unit 7, Belton Lane Industrial Estate

Grantham, Lincolnshire, NG31 9HN



## Agreement

For Sale



## Detail

Industrial Building



## Price

OIEO £350,000



## Size

658 sq m (7,081 sq ft)



## Location

Grantham, NG31 9HN



## Property ID

#1232519/2026B

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



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Director

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### Charlie Tasker

Trainee Surveyor

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## Property

The property comprises a semi-detached industrial building of steel portal frame construction with brick/block walls surmounted by a mixture of lined corrugated sheet clad, flat felt covered and concrete tile clad roofs.

The unit provides an open plan workshop area with solid concrete floor, minimum working heights of 3.2 metres and 4.9 metres, with separate pedestrian and vehicular access loading doors. There are two storey offices, which are finished to a modern standard with laminate flooring, painted plastered walls and ceilings incorporating inset lighting and electric heaters.

There is further mezzanine storage. Loading/circulation and car parking can be found to the front of the property.

## 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 <sup>2</sup>	ft <sup>2</sup>
Workshop	401	4,312
Ground Floor Offices	72	776
First Floor Offices	21	229
<b>Total GIA</b>	<b>494</b>	<b>5,317</b>
Plus Mezzanine	164	1,764

## 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 use as a Factory under Class E(g) (Light Industrial/Offices) 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:** Warehouse and Premises  
**Rateable value:** £29,750

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.

## Energy Performance Certificate

Rating: D86

## Tenure

The property is available **For Sale** Freehold with vacant possession.

## Price

**OIEO £350,000**

## Service Charge

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

## VAT

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

## Legal Costs

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

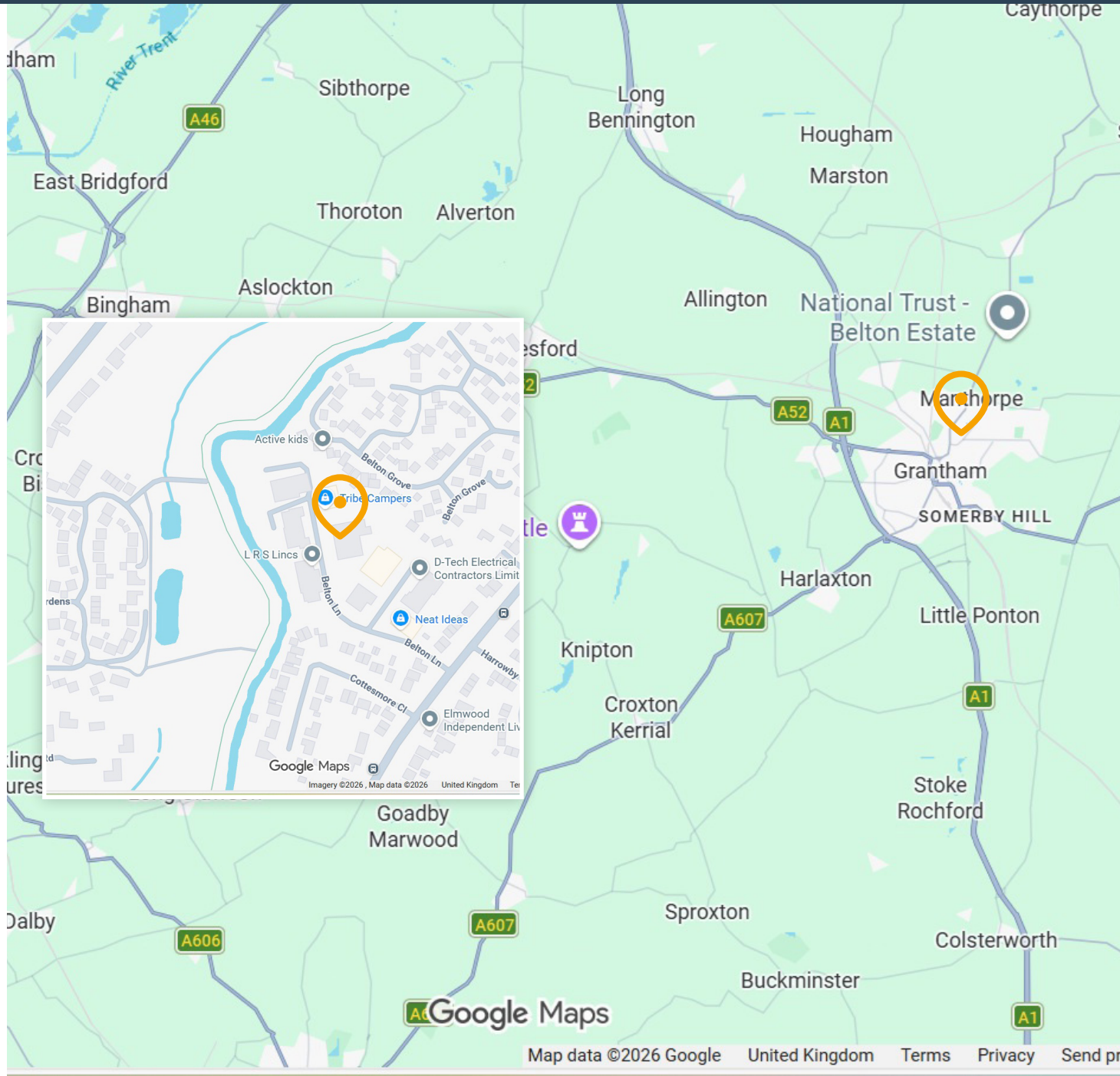
## Anti-Money Laundering

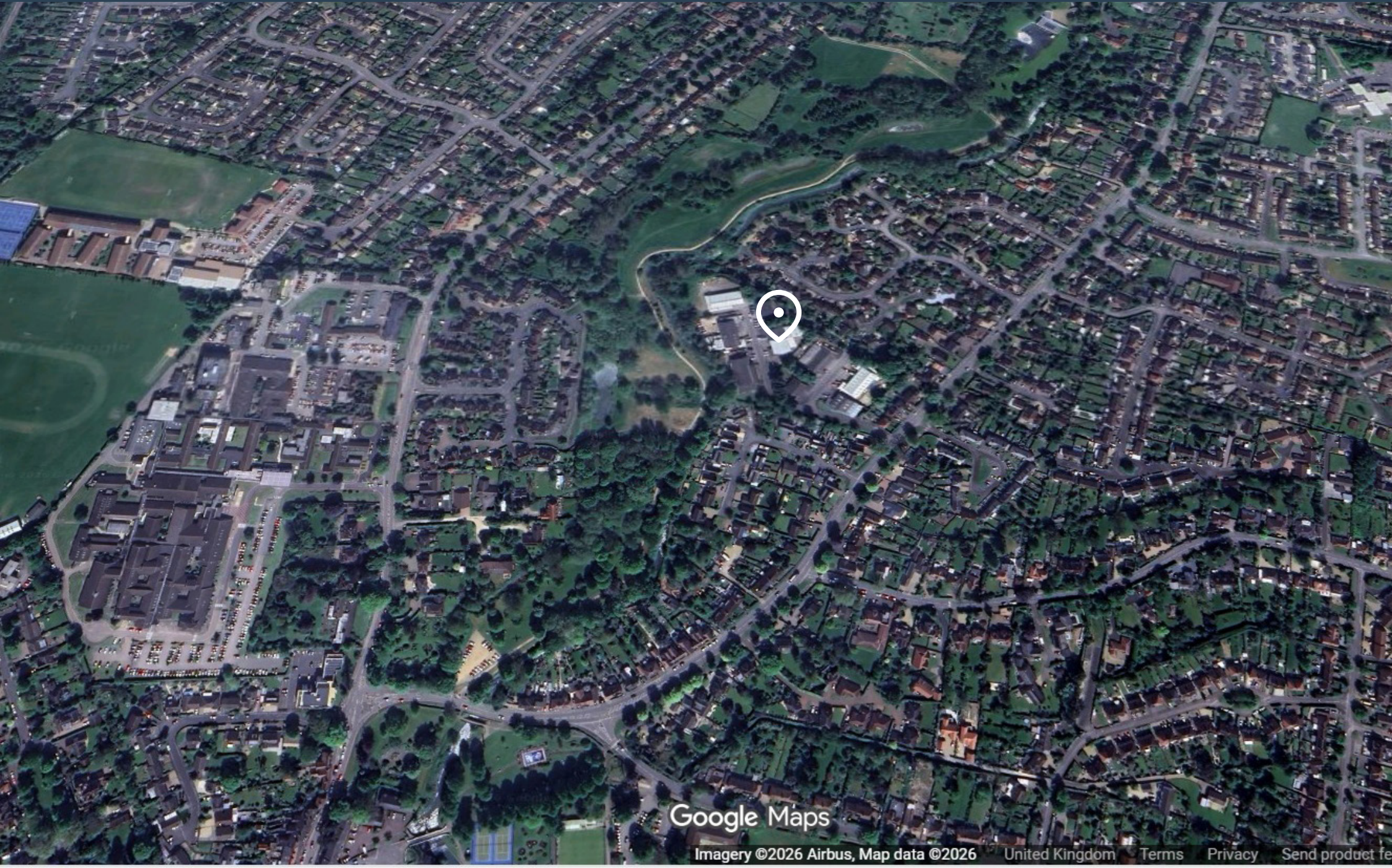
Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

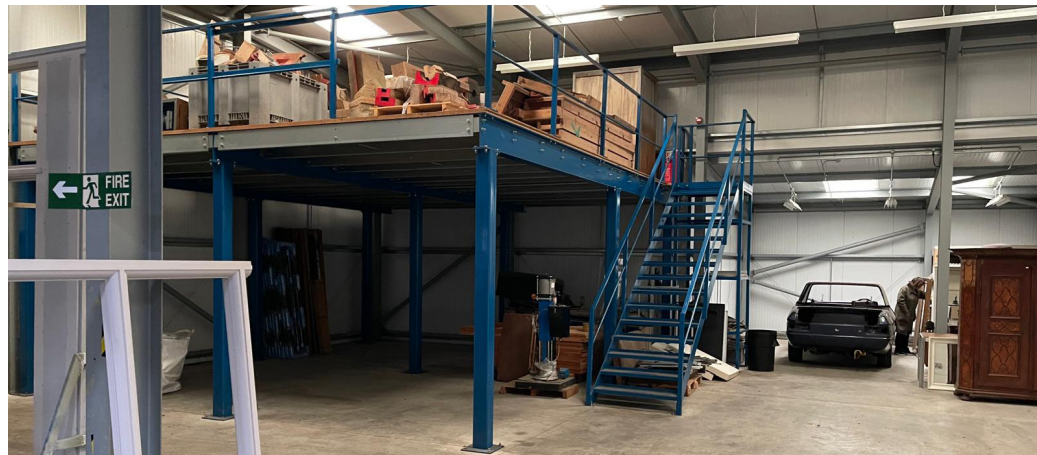
## Location

The property occupies a convenient location just off Belton Lane within an established industrial position, a short distance to the north east of Grantham Town Centre.

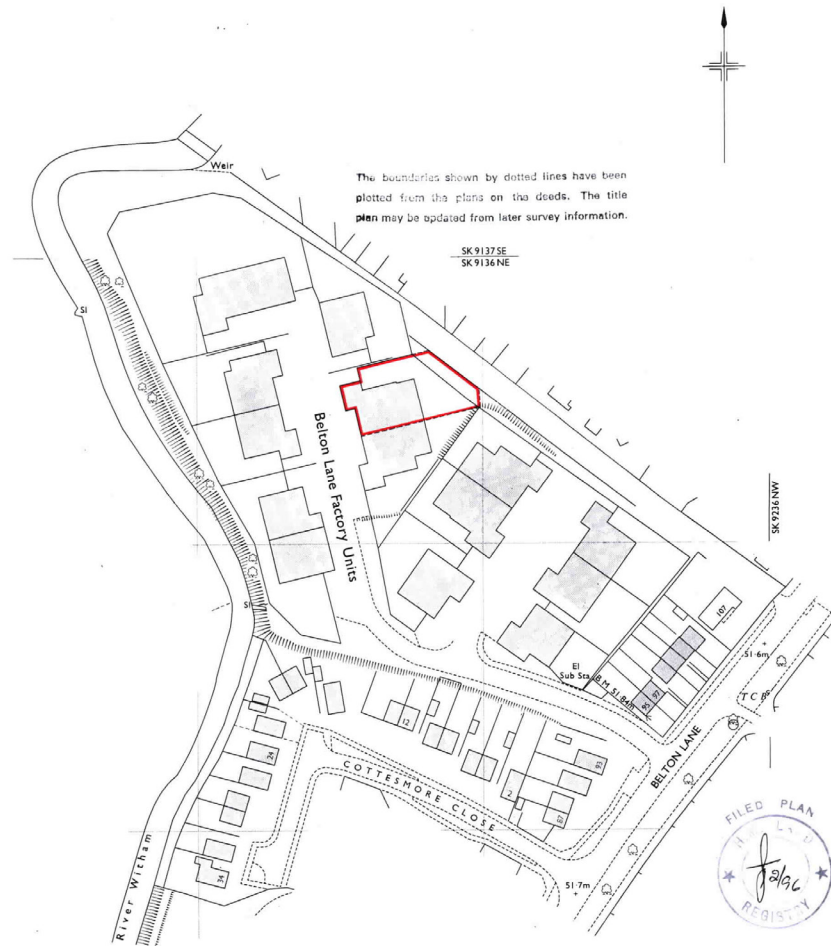
Grantham is a thriving East Midlands Market Town with a resident population of 44,898 (2021 Census).







H.M. LAND REGISTRY		TITLE NUMBER	
		<b>LL 126468</b>	
ORDNANCE SURVEY PLAN REFERENCE	SK 9136	SECTION	M Scale 1/1250
COUNTY	LINCOLNSHIRE	DISTRICT	SOUTH KESTEVEN © Crown copyright 1987



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 15 July 2025 at 15:31:00. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Kingston upon Hull Office.

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