



Barrowby View, Sedgebrook near Grantham,
NG32 2EP

#1223047/2025A

Eddisons

BARROWBY VIEW

SEDGEBROOK NEAR GRANTHAM, NG32 2EP



Agreement

To Let



Detail

Land and Buildings



Rent

Storage Compound
£27,500 pax

Workshop
£32,500 pax

Whole
£60,000 pax



Size

Storage Compound
0.23 hectares (0.58 acres)

Warehouse
361.55 sq m (3,890 sq ft)



Location

Sedgebrook, NG32 2EP



Property ID

#1223047/2025A

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)

Surveyor

cameron.mcrae@eddisons.com

07929 105394

01522 544515

Property

Barrowby View is a former motorhome sales complex that extends to 1.04 acres, which includes a former workshop with an ancillary yard and a 0.58 acre storage compound.

The workshop comprises a detached building of steel portal frame construction with brick/block walls surmounted by lined sheet cladding and a similarly clad pitched roof, incorporating translucent roof panels.

There is an additional nissen hut storage building on site that was inaccessible at the time of inspection.

The storage compound is a regular shaped parcel of land equating to 0.23 hectares (0.58 acres), with frontage to the A52 of approximately 60 metres and a depth throughout of about 30 metres. The storage compound 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

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

Area	m ²	ft ²
Workshop	361.55	3,890

Energy Performance Certificate

Rating: E116

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Services

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

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).

The workshop has separate consent for B2 and B8 uses (Industrial and Storage)

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

Rates

Charging Authority: South Kesteven District Council
Description: Storage Land and Premises
Rateable value: Storage Compound - £27,000
Workshop - £19,900
UBR: 0.546
Period: 2024-2025

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** either as a whole or two parts (compound and workshop) by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Our clients may consider a sale of the whole site. Further detail is available from the selling agents.

Rent

Storage Compound - £27,500 per annum exclusive

Workshop - £32,500 per annum exclusive

Whole - £60,000 per annum exclusive

Service Charge

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

VAT

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

Legal Costs

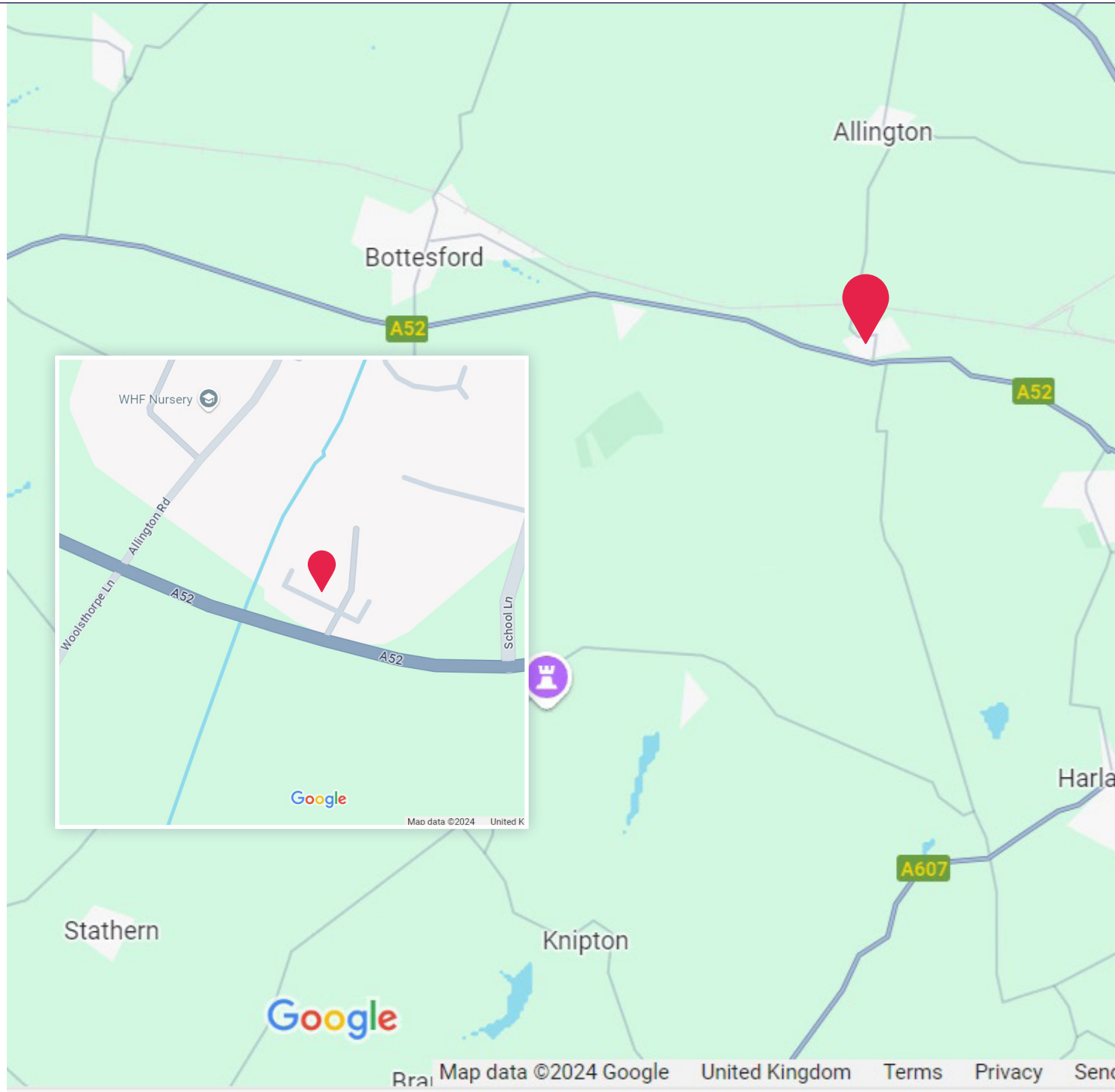
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

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

