



The Annex

The Maltings, Wharf Road, Grantham, NG31 6BH

Ground and First floor offices To Let

Rent £12,000 per annum per office

963 to 1,612 sq ft

(89.47 to 149.76 sq m)

- Open planned office spaces
- On & off site parking available at an additional cost
- Town Centre location
- Two internal private offices
- Kitchenette & welfare facilities provided
- Aircon and central heating

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Summary

| | |
|-----------------------|------------------------------------|
| Available Size | 963 to 1,612 sq ft |
| Rent | £12,000 - £24,000 per annum |
| Rateable Value | £9,000 |
| Service Charge | £0.50 per sq ft |
| Car Parking | £187.50 per space / annum |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | C (61) |

Description

Offered To Let within the Annex to The Maltings are two 963sq ft office spaces, these are open planned and include two private office rooms, heating aircon and welfare facilities. The block is a good quality multi-let office conversion with ample parking within a prominent town centre location. This Grade II Listed former maltings building provides aesthetic features and the additional provision of parking for up to 48 cars (at an extra cost of £187.50 per annum per space)

Location

Grantham is a market town with a resident population in the order of 38,000 serving a large catchment area. The town is well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within an hours drive.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|----------------|--------------|---------------|--------------|
| Ground - Annex | 936 | 86.96 | Available |
| 1st - Annex | 963 | 89.47 | Available |
| Total | 1,899 | 176.43 | |

Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

Both offices are offered for let on a new 5 year fully repairing and insuring lease - The rent will be £12,000 for the ground floor office & £12,000 for the first floor office plus VAT per annum. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance. Car parking and service charges are in addition.

Services

We are advised that all mains' services are connected to the property. These services have not been inspected or tested by the agent.



Viewing & Further Information

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