



The Maltings

Wharf Road, Grantham, NG31 6BH

High quality offices To Let

Ranging from

1,406 to 2,376 sq ft

(130.62 to 220.74 sq m)

- Versatile office space
- On & off site parking available at an additional cost
- Town Centre Location
- Aircon and central heating
- Kitchenette & welfare facilities provided
- Glass office partitions & boardroom

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Summary

Available Size	1,406 to 2,376 sq ft
Rent	£14,000.00 - £20,400.00 per annum
Business Rates	Upon Enquiry
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 (54)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Left hand side	2,072	192.50	Available
1st - Right hand side	2,376	220.74	Available
2nd - Floor	1,406	130.62	Available
Total	5,854	543.86	

Description

Offered To Let within The Maltings are three office spaces ranging from 1406 sq ft to 2376 sq ft these are pre divided with glass partitions plus ample space for communal working / board rooms. Included are smaller 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.

Terms

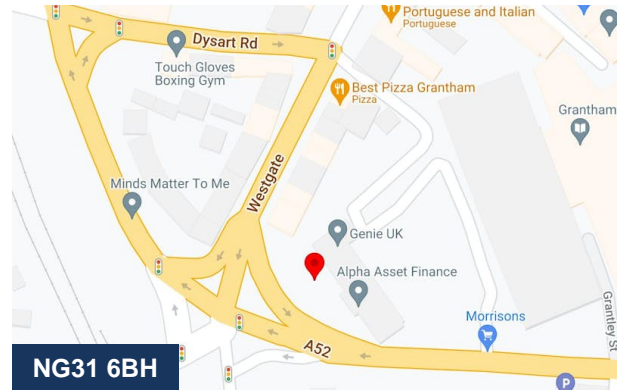
All offices are offered for let on a new 5 year fully repairing and insuring lease. The rent will be £14,000 for the 2nd floor office, £20,100 for the first floor RH office and £20,400 for the first floor LH office plus VAT per annum. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance. Car parking and service charges are in addition.

Viewings

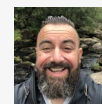
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Services

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

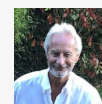


Viewing & Further Information



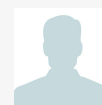
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