

TO LET/FOR SALE



Premises & Site

Haydock House
Harlaxton Road
Grantham
Lincolnshire
NG31 7SD

*On the instructions of
Grantham Investments Ltd*

All Enquiries

- Former Workshop and Office Premises on 0.52 acre site – suitable for refurbishment or complete redevelopment and change of use *stp*
- approx 10,600 sq ft (986 sq m) overall
- includes first floor space of approx 2,100 sq ft (196 sq m)
- Prominent edge of town site with main road frontage
- Easy access to town centre and A1 Trunk Road



Haydock House, Harlaxton Road Site, Grantham

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Location

Haydock House is located on a prominent site to the West of Grantham with main road frontage onto the A607 and easy access to the town centre and A1 Trunk Road (North and Southbound).

Nearby occupiers include AC Williams Renault dealership, Grantham Magistrates Court, Grantham Trade Park and the Isaac Newton Public House. A large site nearby has been earmarked for a new Tesco Supermarket (subject to planning) and there are several new large housing estates within the immediate area.

Grantham has a population of approximately 34,000 people (Census 2001) and provides an excellent location with easy access to the A1 Trunk Road and main line train services with a journey time to London King Cross of approx 65 minutes.

Description

Former workshop and office premises on a 0.52 acre site. A steel framed unit of part brick construction with large glazed sections to the front elevation and first floor offices. Having a private access directly onto Harlaxton Road, access roads to each side of the property and a yard to the rear for parking and deliveries.

The property is in need of complete refurbishment or the site could be redeveloped as a whole for a change of use (subject to planning)

Accommodation

Gross Internal areas are as follows:

Ground Floor approx 18.5 x 42.7 metres 790 sq m (8,500 sq ft) overall
Former accommodation included Reception area with stairs to first floor, workshop with storerooms off, offices, staff kitchen and male and female WC's

First Floor approx 6 x 32.6 metres 196 sq m (2,100 sq ft) overall
Former accommodation included large open plan office with smaller offices off and staff room. Separate fire exit to ground floor

Services

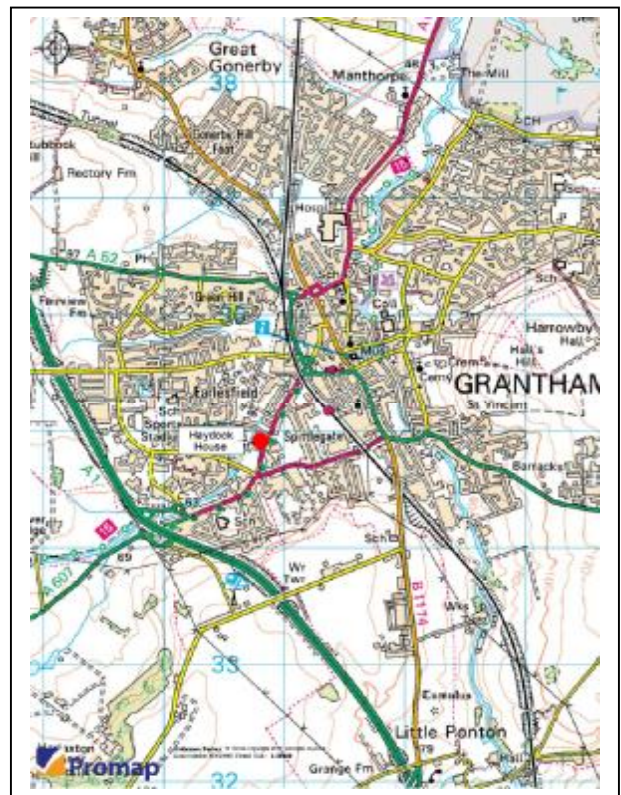
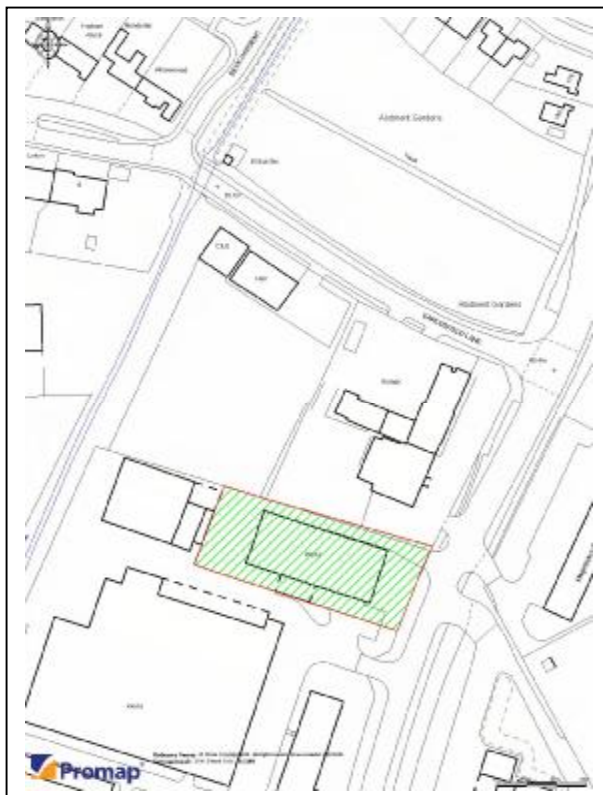
We understand that mains electricity (3 phase), mains gas and mains water and drainage is connected to the property but interested parties should contact the relevant service companies to confirm this.

Tenure

The landlord would be pleased to agree terms for refurbishment works to be completed to suit an interested party's exact requirement and for the granting of a new lease for the property. Alternatively, they may consider disposing of the freehold interest with vacant possession.

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- Outgoings** We are advised by South Kesteven District Council that the property currently has a Rateable Value assessed at £31,250
- VAT** The rent/price for this property is subject to VAT at the prevailing rate.
- Legal Costs** The ingoing tenant will be responsible for the Landlord's reasonable legal fees incurred in this transaction.
- Viewing** By prior arrangement with **Grantham Estates Tel: 01476 592960**



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