

**TO LET**



**WORKSHOP**

The Old Malthouse  
Spring Gardens  
London Road  
Grantham  
Lincolnshire  
NG31 6JP

*On the instructions of  
Hindmarch Properties Ltd*

New Lease Available  
**Rent £6,500 pax**

- Approx 2,500 sq ft (232m<sup>2</sup>) GIA overall
- Workshop approx 69'6 x 31'9
- plus Office, Kitchen area, Store and WC
- Good parking & loading area
- Convenient edge of town location



*Front Entrance*

Workshop, Spring Gardens, Grantham

**01476 592960**

**Location** 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. Spring Gardens is located on the southern edge of the town of Grantham, just off London Road (close to Willbond Plumbers Merchants and National Tyres) and with easy access to the A1 trunk road.

**Description** Part of a former Maltings building, the workshop accommodation is as follows (all measurements quoted are for guidance only):-

**Entrance Lobby**

**Storeroom**

**Single Toilet and Wash hand basin**

**Office** – carpeted with fitted cupboards and worktop

**Kitchen area**

**Workshop** – 69'6 x 31'9 overall with original wooden floor, fluorescent lighting and storage heating

The site is fenced and gated and the external yard area provides good space for parking and deliveries.

**Services** We understand that single and 3 phase mains electricity, water and drainage are all connected to the property but interested parties should contact the relevant service companies to confirm this.

**Rateable Value** We are advised by South Kesteven District Council that the property currently has a rateable value assessed at £5,100.00 with rates payable of £2,002.72 for the year from April 2010. Small business rate relief may be available, interested parties should contact South Kesteven District Council on 01476 406080 for information

**Tenure** The property is available by way of a new internal repairing and insuring lease for a term to be agreed at a commencing rent of **£6,500 per annum exclusive**.

**VAT** The rent 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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