

TO LET



Managed Offices Room Available

Room 8
Elmer House
Finkin Street
Grantham
Lincolnshire
NG31 6QZ

*On the instructions of
The Minerva SIPP*

New Lease Available

Rent £1,200 pax

- First Floor Single office in Managed Office premises
- Approx 12'8 x 7'5 – 94 sq ft (8.75 sq m)
- Convenient town centre location
- Allocated Parking space available at additional charge
- Flexible terms available

Room 8 Elmer House, Grantham

01476 592960

Location

Just off the Grantham's High Street, Elmer House is in a prominent location on the corner of Finkin Street and Elmer Street South

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.

Accommodation

First Floor Office – overlooking Elmer Street South
approx 12'8 x 7'5 (94 sq ft 8.75 sq m overall)
Carpeted, fluorescent lighting, radiator and telephone point.

Tenure

The office is available by way of a new lease for a term to be negotiated at a commencing rent of **£1,200 per annum exclusive**.

Private parking space available with this office at an additional cost of **£450 per annum exclusive**

The tenant will also be liable for paying 3% of the common costs incurred by the Landlord for electricity, gas, maintenance, refuse disposal etc.

Tenants make their own arrangements for telephone and broadband connections if required.

Rateable Value

We are advised by the Valuation Office that the Rateable Value is currently £863 with rates payable by the tenant directly to South Kesteven District Council of approximately £370 per annum.

Small business rates relief may be available for this property which could reduce the rates payable by 50% - please enquire directly with SKDC Telephone: 01476 406080

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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