

TO LET



Managed Offices Room Available

Room 14 & Lobby
Elmer House
Finkin Street
Grantham
Lincolnshire
NG31 6QZ

*On the instructions of
The Minerva SIPP*

New Lease Available

Rent £4,000 pax

- Ground Floor office with Private Entrance directly onto Finkin Street
- Approx 19' x 14'3' – 271 sq ft (25 sq m) plus entrance lobby
- Convenient town centre location
- One Allocated Parking space included in rent – further spaces may be available by separate negotiation
- Flexible terms available

Room 14 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

Ground Floor Office – with two large windows overlooking Finkin Street approx 19' x 14'3 (271 sq ft 25 sq m overall)
Carpeted, fluorescent lighting, radiator and telephone point

Entrance Lobby – approx 14'2 x 9'3 (131 sq ft 12 sq m overall) with direct and private access onto Finkin Street.
Ideal for use as a waiting room/reception area.

Tenure

The office is available by way of a new lease for a term to be negotiated at a commencing rent of **£4,000 per annum exclusive**.

One **Private parking space** is included in the rent and further spaces may be available at an additional cost of **£450 per annum exclusive**

The tenant will also be liable for paying 13.5% 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 £3,700 with rates payable by the tenant directly to South Kesteven District Council for the year from April 2010 of £1,531.80.

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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