

TO LET



Managed Offices Room Available

Room 14
Elmer House
Finkin Street
Grantham
Lincolnshire
NG31 6QZ

*On the instructions of
The Minerva SIPP*

New Lease Available
Rent £3,250 pax

- Ground Floor Single office and entrance lobby in Managed Office premises
- Approx 19' x 14'3 – 271 sq ft (25 sq m)
- Convenient town centre location
- Allocated Parking space available at additional charge
- 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 direct pedestrian access and entrance lobby onto Finkin Street
approx 119' x 14'3 (271 sq ft 25 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 **£3,250 per annum exclusive**.
- A private parking space** is available with this office 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 of approximately £1,590 for the year from 1st April 2011.
- 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 incoming 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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