

Prominent Industrial Building

To Let/May Sell



Units 1 & 2, Withambrook Park Industrial Estate, Grantham
NG31 9ST
#1232520/2026F



Units 1 & 2, Withambrook Park Industrial Estate

Grantham, NG31 9ST



Agreement

To Let/May Sell



Detail

Industrial Building



Rent/Price

Rent - £60,000 pax
Price - OIEO £600,000



Size

1,523 sq m (16,391 sq ft)



Location

Grantham, NG31 9ST



Property ID

#1232520/2026F

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

The property comprises a detached industrial building of steel portal frame construction with brick/block walls surmounted by a mixture of glazed panels and corrugated sheet cladding, with corrugated sheet clad roofs.

The property provides two open plan workshop areas with solid concrete floors, minimum working heights of up to 7.4 metres, 5 and 10 tonne travelling cranes, with separate pedestrian and vehicular access loading doors. There are two storey flat roof offices to the front with allocated staff/wc facilities.

The property has a self-contained gated yard area.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Offices	114	1,230
Unit 1	680	7,323
Unit 2	728	7,838
Total GIA	1,523	16,391

Energy Performance Certificate

Rating: C55

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses under Classes B8 (Warehouse) and E(g) (Light Industrial/Offices) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: South Kesteven District Council
Description: Factory and Premises
Rateable value: £62,500

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Alternatively, the property is available **For Sale** Freehold with vacant possession.

Rent/Price

Rent - £60,000 per annum exclusive

Price - OIEO £600,000

VAT

VAT may be charged in addition to the rent/price at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

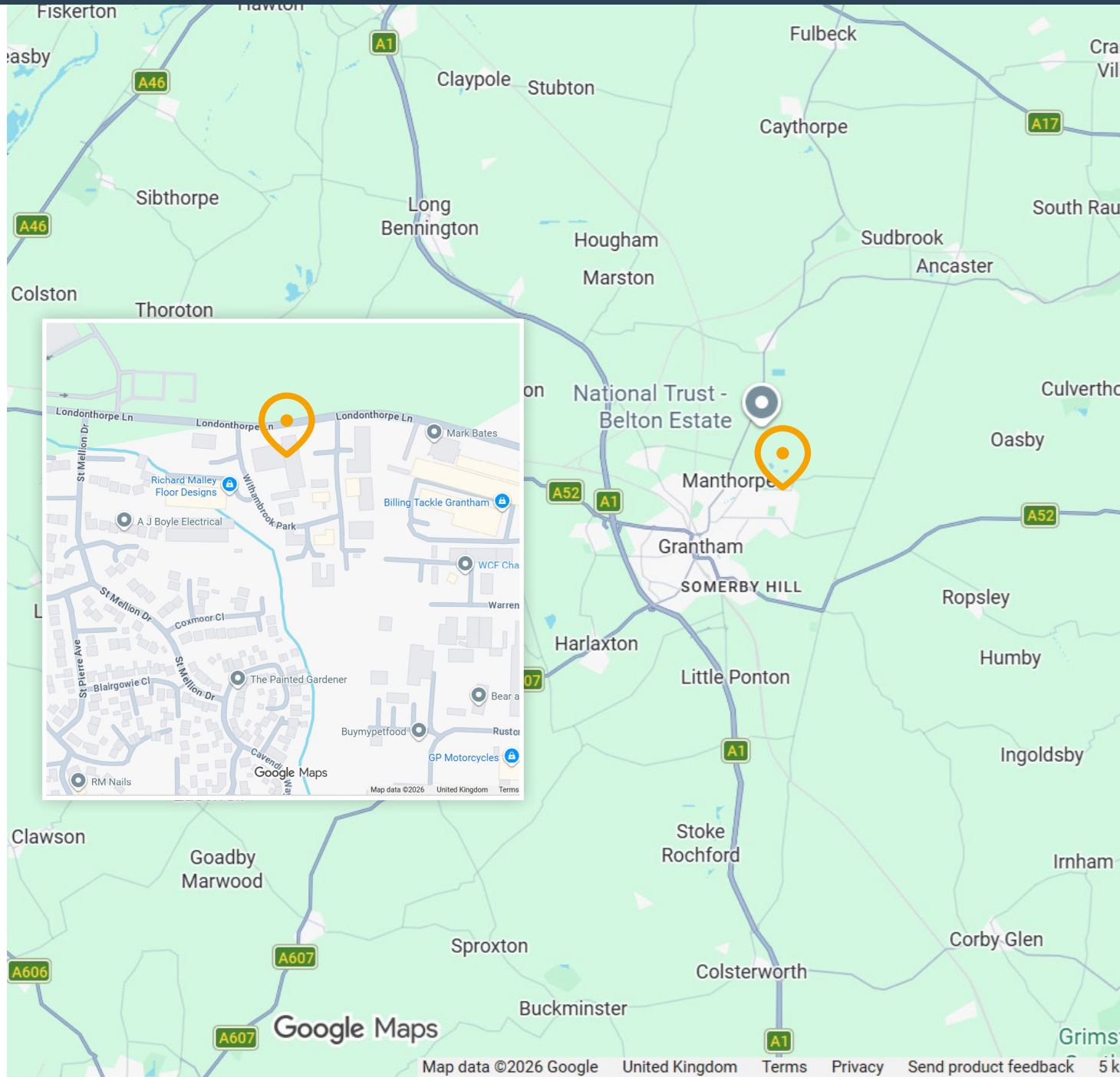
Anti-Money Laundering

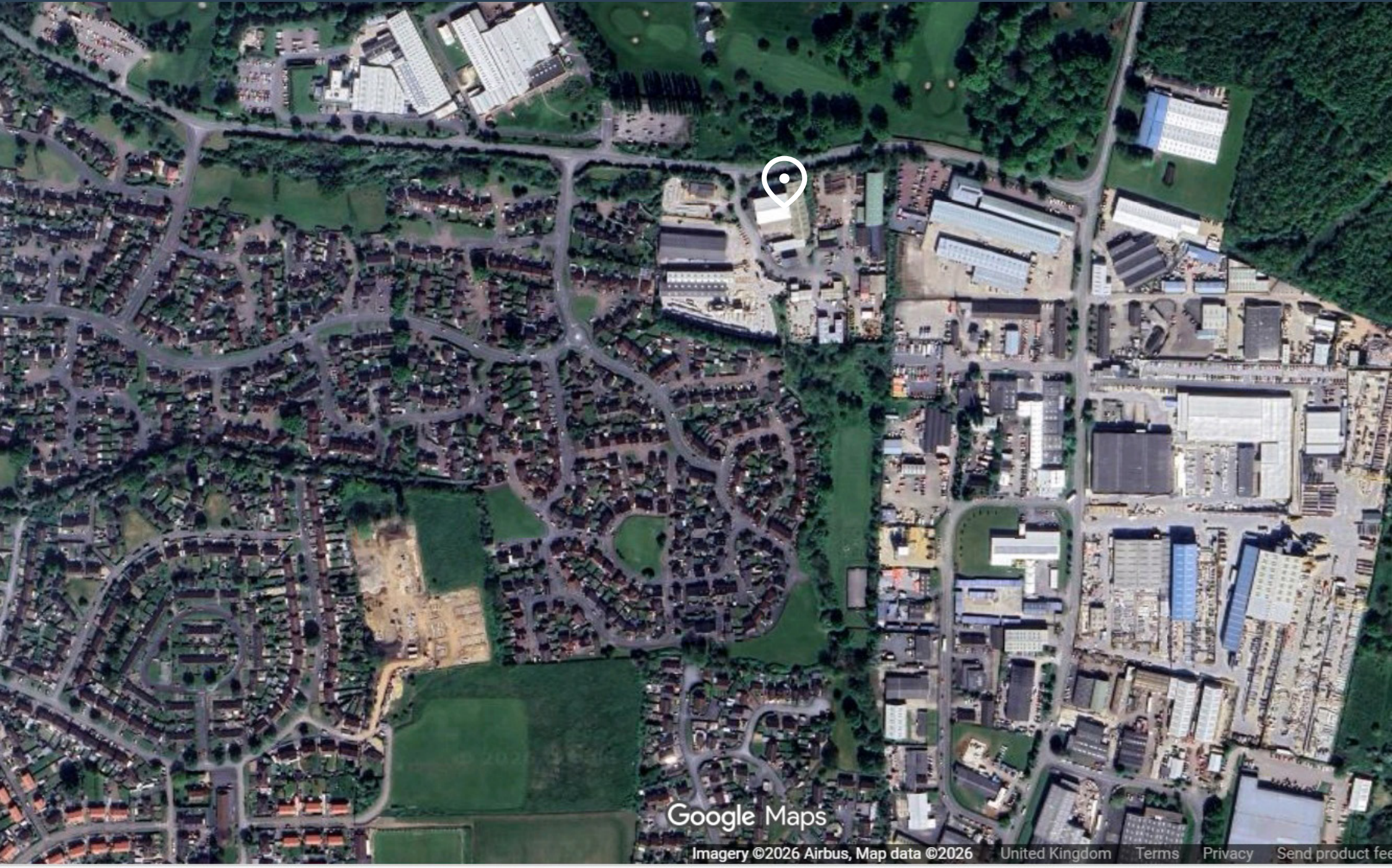
Prospective purchasers/tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property occupies a convenient location just off Londonthorpe Lane within an established industrial position, a short distance to the north east of Grantham Town Centre.

Grantham is a thriving East Midlands Market Town with a resident population of 44,898 (2021 Census).





Google Maps

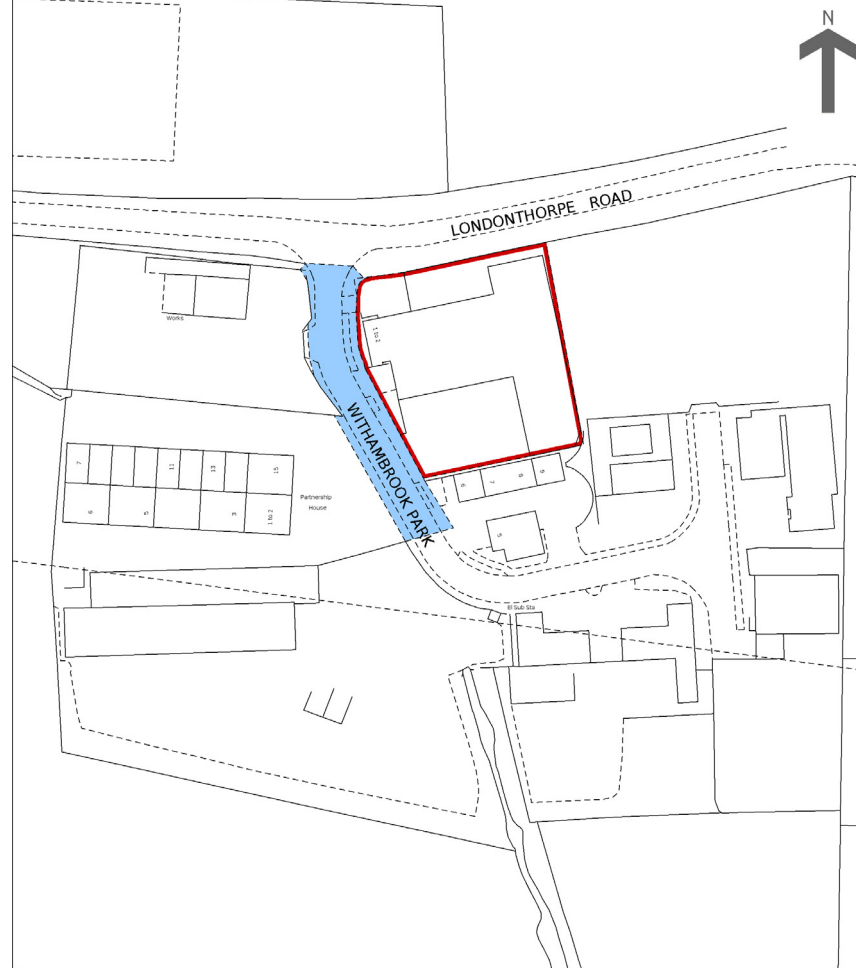


HM Land Registry
Current title plan

Title number **LL213892**
Ordnance Survey map reference **SK93375E**
Scale **1:1250**
Administrative area **Lincolnshire : South Kesteven**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 15 July 2025 at 15:33:25. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Kingston upon Hull Office.