

## **MANAGED OFFICES TO LET**

*On the instructions of Grantham Investments Ltd*



### **Rooms 4 & 5, Elmer House, Finkin Street, Grantham, Lincs NG31 6QZ**

- First floor adjoined single offices in managed office premises
- Approx 324 sq ft
- Convenient town centre location
- Rent includes one car parking space
- Rent £6,000 pax

**Location**

Grantham has a population of approximately 44,580 (ONS 2016) 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.

Elmer House is situated just off Grantham's High Street in a prominent position on the corner of Finkin Street and Elmer Street South.

**Accommodation**

Two adjoined first floor offices overlooking Elmer Street South, approximately 324 sq ft overall. Carpeted, fluorescent lighting, radiator and telephone point.

**Services**

The rent quoted is inclusive of electric, heating and maintenance of all common areas. The tenant is responsible for their share of the building's insurance, their own contents insurance, telecommunication requirements and the decoration within their own demise.

**Business Rates**

The property has a Rateable Value of £4,450 with rates payable for the year 2026/27 of £2,221. Small business rates relief may be available for this property which could reduce the rates payable by 100% - please enquire directly with South Kesteven District Council, telephone 01476 406080.

**Tenure**

These offices are available by way of a new lease for a term to be negotiated at a commencing rent of **£6,000 per annum exclusive**. The rent is payable quarterly in advance by Direct Debit. The tenant will be required to pay a deposit equivalent to 3 months' rent prior to the commencement of the lease.

**One private car parking space** is included in the rent. Additional car parking spaces are available cost of **£500 per annum exclusive**.

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

**EPC**

As the property is listed an Energy Performance Certificate is not required.

**VAT**

The rent for this property is subject to VAT at the prevailing rate.

**Legal Costs**

Each party will be responsible for their own legal costs incurred in setting up the lease.

**Viewing**

By prior arrangement with Grantham Estates.  
**Tel: 01476 592960.**



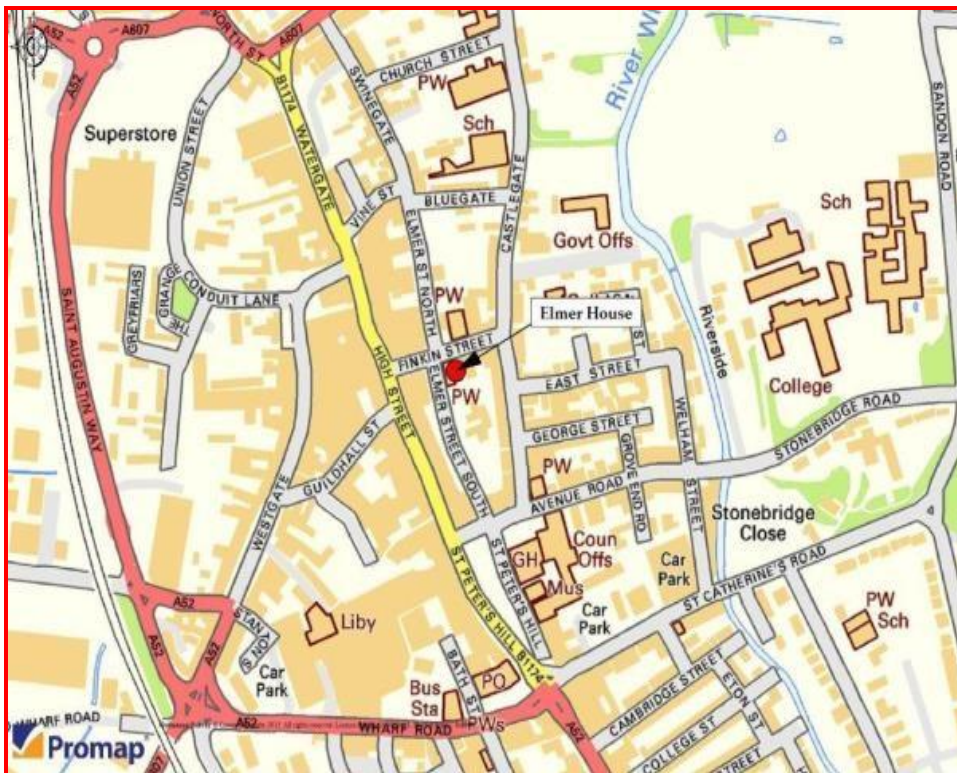
Main entrance into Elmer House



Room 5



Room 5



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