

WOOD MOORE



## The Keep, Sandon Road, Grantham, NG31 9AS

To Let | 923 to 2,159 sq ft

Attractive period office accommodation with dedicated on-site parking.

[woodmoore.co.uk](http://woodmoore.co.uk)

## The Keep, Sandon Road, Grantham, NG31 9AS

### Summary

- Rent: £9,230 – £21,590 per annum
- Business rates: To be reassessed on occupation. 100% small business rates may be applicable to qualifying tenants.
- Lease: New Lease

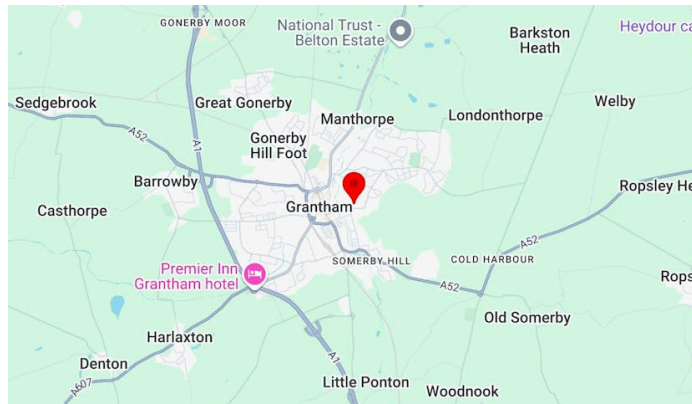
### Further information

- [View details on our website](#)

### Contact & Viewings



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### Description

Attractive period office accommodation in a prominent edge of town centre location, with private off-road parking in the centre. The historic former barracks is now converted into offices together with a veterinary practice, private medical practice & general office users and is set around an attractive quad. The space is also considered ideal for studio, clinic or consulting room use.

### Location

Grantham is an attractive and popular market town with a resident population in the order of 38,000 serving a large catchment area. The town is well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within an hours drive. The Old Barracks are situated at the junction of Sandon Road and Stonebridge Road, less than half a mile from the town centre (see attached location plan).

### Accommodation

Name	Building Type	sq ft	Tenure	Rent	Rent (sq ft)	Availability
Ground - Ground Floor Suite	Office	1,049	To Let	£12,588 /annum	£12	Let
1st - Suite 1	Office	1,236	To Let	£12,360 /annum	£10	Available
1st - Suite 2	Office	923	To Let	£9,230 /annum	£10	Available
<b>Total</b>		<b>3,208</b>			<b>£10.67</b>	

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be placed. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.



### Terms

The property is available by way of a new lease(s) on an effective full repairing and insuring basis.

Rents from £10.00psf.

### Services

Mains electricity, water and drainage are connected. Interested parties should make their own enquiries to the relevant providers as to the capacity & suitability of the services for their intended use

### Service Charge

A modest service charge is payable in respect of the common areas: services, maintenance, gardening & waste collection.

### Rateable Value

To be re-assessed. Please contact the agent for further information.

### EPC

A copy of the EPC certificate is available on request.

### VAT

All sum quoted are exclusive of, but liable to, VAT at the prevailing rate.

