

WOOD MOORE

Kempton House, Dysart Road, Grantham, NG31 7LE

To Let | 120.02 to 2,490.90 sq ft

Town Centre serviced office accommodation with strong parking allocation.

woodmoore.co.uk

Kempton House, Dysart Road, Grantham, NG31 7LE

Summary

- Rent: £2,400 – £49,818 per annum Inclusive of utilities

Further information

- [View details on our website](#)

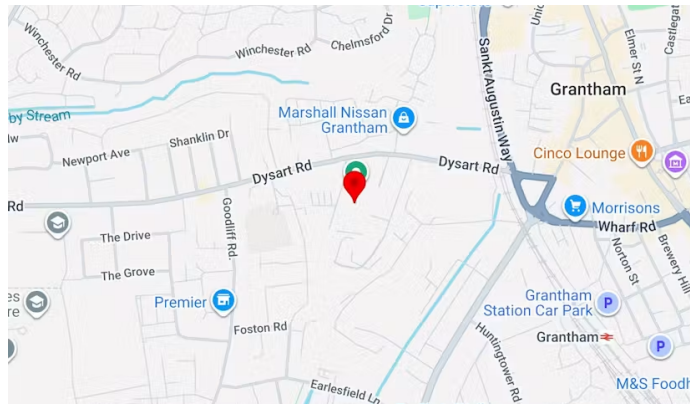
Contact & Viewings



Jamie Thorpe
01636 610 906 | 07304 072 391
jthorpe@woodmoore.co.uk



Jasper Caudwell
01636 610 906 | 07951 344794
jcaudwell@woodmoore.co.uk



Description

Kempton House offers high-quality serviced office accommodation. The property provides a range of well-presented office suites, excellent on-site parking and an accessible location close to Grantham town centre and the railway station.

Location

Kempton House occupies a prominent position off Dysart Road, just to the west of Grantham town centre. The property benefits from excellent accessibility, being within easy walking distance of the town's amenities and mainline railway station, whilst also offering convenient access to the A1 and wider regional road network.

Accommodation

The Property has the following availability:

Name	Building Type	sq ft	Monthly Rent	Availability
Suite - 4	Serviced Office	120.02	£200	Available
Suite - 5	Serviced Office	124	£206.67	Available
Suite - 6	Serviced Office	124	£206.67	Available
Suite - 7a	Serviced Office	688.90	£1,148.17	Available
Suite - 7b	Serviced Office	559.73	£932.92	Available
Suite - 8	Serviced Office	248.11	£413.50	Available
Suite - 9	Serviced Office	120.02	£200	Available
Suite - 10	Serviced Office	253.06	£421.75	Available
Suite - 11	Serviced Office	253.06	£421.75	Available

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.



Accommodation

The building provides an attractive entrance reception together with a range of modern serviced office suites. Each suite benefits from air conditioning, carpeted floors and LED lighting, with occupiers also enjoying access to well-appointed communal kitchen and WC facilities.

Services

Each suite is let on an all inclusive basis for services such as utilities, building insurance, communal area cleaning and maintenance, external maintenance and service charge expenses.

Tenure

The suites are available to let individually, or together, on a new lease for a term of years to be agreed.

Business Rates

The rent quoted is exclusive of business rates, however, each suite is currently being assessed by the local rating authority and its anticipated that all of the suites individually will be eligible for small business rates relief. Interested parties are advised to contact the local authority for further information.

VAT

We are advised VAT is not applicable.



