

OFFICE PREMISES TO LET

On the instructions of Grantham Investments Ltd



First Floor - Unit 2, Hill Court, Turnpike Close, Grantham, Lincolnshire, NG31 7XY

- Modern first floor office suite located in attractive courtyard setting
- Excellent location close to the A1 Trunk Road
- Net Internal Area of 866 sq ft (80.54 sq m)
- Offices include sealed unit double glazing, central gas heating and air conditioning
- Rent includes three allocated car parking spaces
- £8,250 plus VAT per annum

Location

Hill Court is an attractive landscaped office development situated off Turnpike Close to the West of Grantham. The site is close to the A1 Trunk Road with direct access to both North and Southbound routes.

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.

Description

Office building of brick construction with tiled pitched roof and provides modern accommodation on the first floor.

The offices have the following:

- ❖ Carpets
- ❖ Sealed unit double glazed windows
- ❖ Mixture of gas central heating & air-conditioning
- ❖ Burglar alarm
- ❖ Kitchen/staff room
- ❖ Shared reception area and WC's

Accommodation

The First Floor has a Net Internal Area of 866 sq ft (80.54 sq m). Three allocated car parking spaces are included.

The Ground Floor is also currently available and has a Net Internal Area of 773 sq ft (71.75 sq m). Both floors can be rented out as a whole, if available, subject to negotiation.

Services

The property has mains electricity, gas, water and drainage. The landlord recharges these utility costs to the tenant equally with the other tenant on the ground floor of the property, if occupied.

Service Charge

The Landlord maintains the external common areas of Hill Court including car park, lighting and landscaping. A modest service charge is levied to provide for this ongoing maintenance.

Business Rates

The First Floor has a Rateable Value of £6,100 with the rates payable for the year 2025/26 of approximately £3,044.

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

The first floor office suite is available by way of an effective full repairing & insuring lease for a term to be negotiated at £8,250 per annum exclusive.

The rent is payable quarterly in advance by Direct Debit. Tenants will be required to pay a deposit equivalent to 3 months' rent prior to the commencement of the lease.

Energy Performance Certificate

The property has an Energy Performance Asset Rating of C (74). A copy of the certificate is available on request.

VAT

The rent and service charge are subject to VAT at the prevailing rate.

Legal Costs

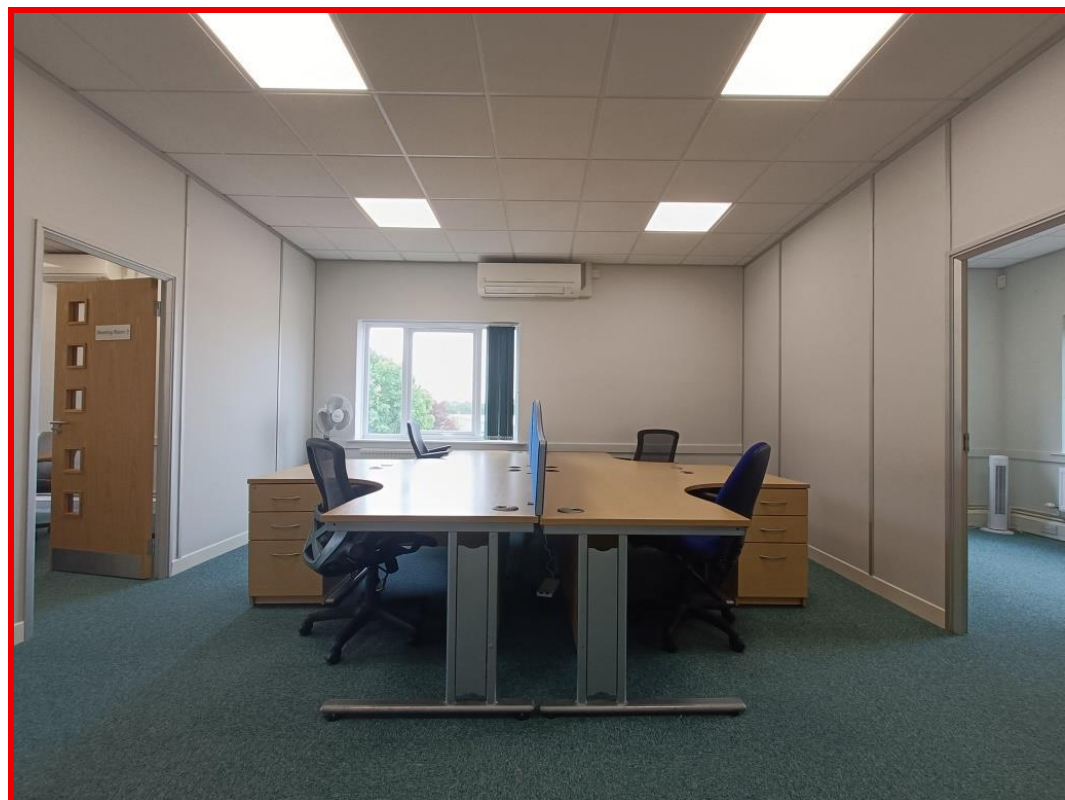
Each party will be responsible for their own legal costs incurred in formalising the lease.

Viewing

By prior arrangement with Grantham Estates.



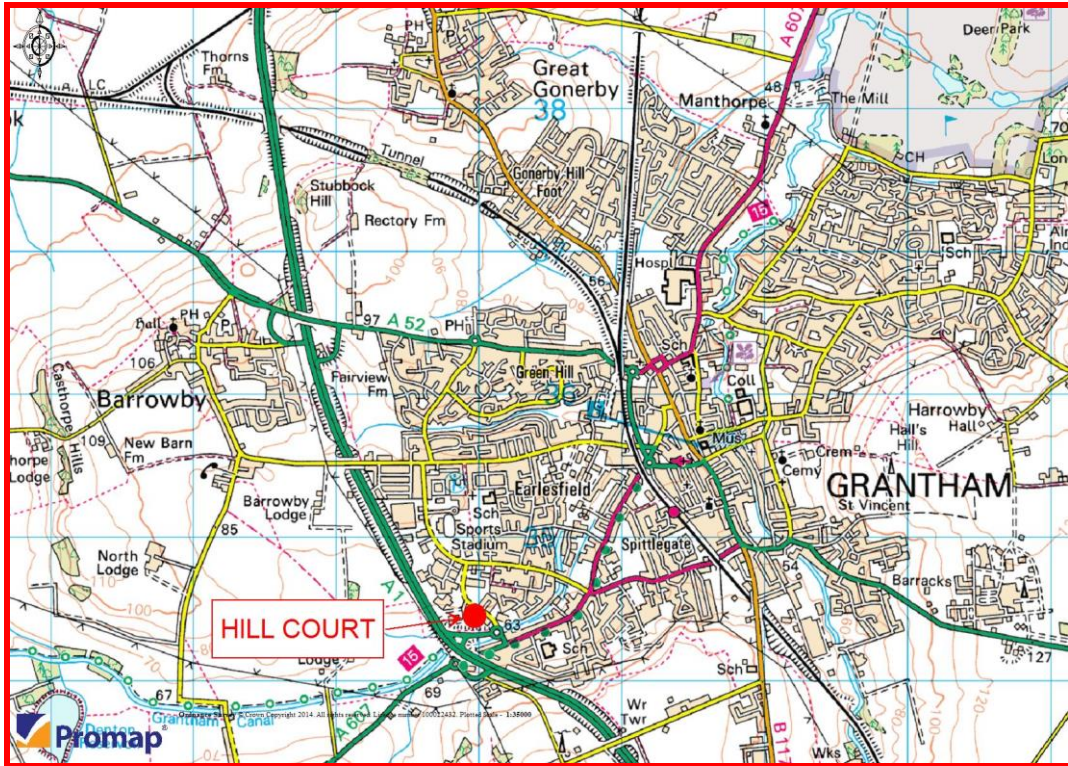
View of the units at Hill Court from Turnpike Close



Internal view of the First Floor, Unit 2



Internal views of the First Floor, Unit 2



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