

MANAGED OFFICES

On the instructions of The Minerva SIPP



Room 10, Elmer House, Finkin Street, Grantham, Lincs NG31 6QZ

- First floor single room available in managed office premises, suitable for office/studio
- Approx 222 sq ft
- Convenient town centre location
- Allocated parking space available at additional charge
- Rent £4,500 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

First floor office overlooking Elmer Street, South, approximately 222 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 £3,400 with rates payable for the year 2024/25 of approximately £1,696. 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 **£4,500 per annum exclusive**.

Private parking space available with this office at an additional 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

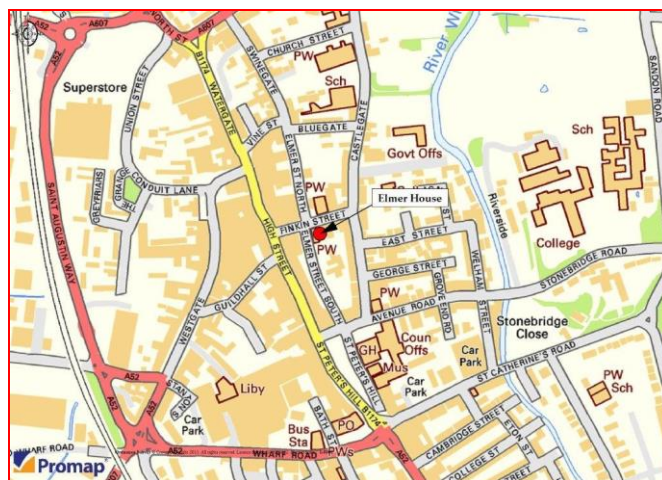
The rent for this property is subject to VAT at the prevailing rate.

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.



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