

WOOD MOORE



Sandon Road, Grantham, NG31 9AS

To Let | 923 to 2,159 sq ft

An attractive Healthcare & Wellness Hub with dedicated on-site parking.

woodmoore.co.uk

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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

Join a thriving private medical ecosystem in one of the region's most iconic mid-19th-century landmarks. Following a comprehensive 2025/2026 refurbishment, The OLD BARRACKS HEALTHCARE HUB offers a rare opportunity to secure a substantial clinical, cosmetic, life-science footprint within a proven healthcare cluster.

Buildings set around an attractive quadrant are uniquely positioned for practitioners seeking a "patient journey" that blends historic prestige with modern clinical functionality.

Key Features

- The Power of the Cluster: Co-locate with established neighbours including Prime Therapy, Keep Fracture Clinic, REGEN Pods, and MFO Life Sciences, creating immediate cross-referral opportunities and a "destination" status for private patients.
- Flexible Layout: 923 sq ft and 1,236 sq ft can be combine to offer the complete floor at 2,159 sq ft of recently refurbished space with internal adjoining doors.
- Heritage Prestige: "Special Architectural Interest". High ceilings, 1855 masonry with castellated parapet provide an impressive and reassuring environment for high-net-worth private clients.
- Exceptional Parking Ratio: 7 dedicated on-site parking spaces are allocated to this suite, providing a significant advantage over city-centre locations, along with further generous shared parking spaces.

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 place. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.



Accommodation

A Specialist Healthcare & Wellness Hub at The Old Barracks, Grantham, Lincolnshire.

923sq ft space and 1,236sq ft space or combined 2,159 sq ft suite.

Description	sq ft	Rent	Rent (sq ft)	Availability
Suite 1	1,236	£12,360 /annum	£10	Available
Suite 2	923	£9,230 /annum	£10	Available
Total	2,159		£10	

Outgoings

Service Charge: Payable in respect of the common areas: services, maintenance, gardening & waste collection.
VAT: Charged where applicable.
VOA: Requires re-assessing.

Terms

- Asking Rent: £10 per sq ft
- Lease Type: Full Repairing and Insuring (FRI).
- Incentives: Tenant-specific capital contributions or towards fit out or rent free periods for long term commitments qualifying 5 or 10-year commitments.

BOOK A PRIVATE VIEWING

Experience the unique atmosphere of the Old Barracks and see how you can flourish within this unique community.

