

Industrial TO LET

WOOD MOORE



Dysart Road, Grantham, NG31 7EJ

Prominent trade counter units in popular town centre location

Summary

Tenure	To Let
Available Size	5,095 to 10,195 sq ft / 473.34 to 947.15 sq m
Rent	£35,700 - £75,650 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Prominent trade counter unit in popular town centre location
- Unit A1 - 5,095 ft2 (473.5 m2) & Unit A2 - 5,100 ft2 (473.8 m2)
- Fit out incentives available
- Recently upgraded with new workshop doors & windows
- Total 10,195 ft2 (947.3 m2) with yard/parking to front & rear.
- TO LET @ £7.50 ft2 (can split)

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DESCRIPTION

Former Plumb Centre premises, stripped out to a shell finish. Fit out incentives by way of an initial rent free period is available by negotiation (subject to lease term and status).

LOCATION

Dysart Road is a popular and established trading location with a mixture of industrial, trade counter, office and retail uses all in close proximity. The estate is located within a short distance of the town centre. Grantham is an attractive and popular market town with a resident population in the order of 40,000 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.

ACCOMMODATION

Two former trade industrial premises available to let individually or as a whole. The accommodation comes with the benefit of yard / parking areas to the front of the building.

Name	Building Type	sq ft	Tenure	Rent	Rent (sq ft)	Availability
Unit - A1	Industrial	5,095	To Let	£39,950 /annum	£7.84	Available
Unit - A2	Industrial	5,100	To Let	£35,700 /annum	£7	Available
Total		10,195			£7.42	

SERVICES

All mains services are available for connection. Interested parties should satisfy themselves as to the suitability & capacity of the services for their intended use.

EPC

Both the units have expired EPC's (A1- D76 & A1 D89). New certificates have been commissioned and will be available shortly.

TENURE

The units are available TO LET on a new Full Repairing & Insuring lease(s). Sections 24-28 of the Landlord & Tenant Act to be excluded.

Unit A1 £39,950 + VAT

Unit A2 £35,700 + VAT.

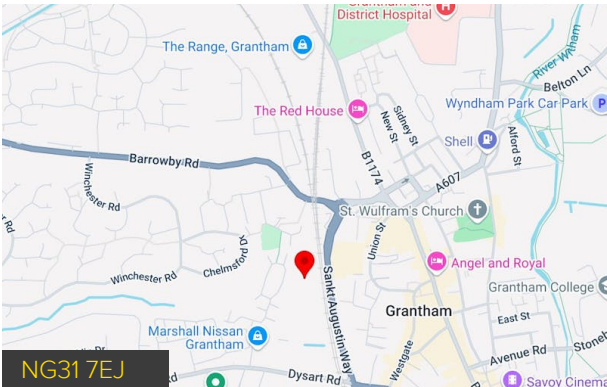
RATEABLE VALUE

Unit A1 has a Rateable Value of £21,750.

Unit A2 has a Rateable Value of £22,250.

SERVICE CHARGE

A modest service charge is payable in respect of the common areas and services on the estate. The charge due for the current year is £TBC



Viewing & Further Information

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