

Office TO LET



19 St Catherines Road, Grantham, NG31 6TT

Versatile Self-contained town centre office TO LET adjacent to public car parking.

Summary

Tenure	To Let
Available Size	1,212 sq ft / 112.60 sq m
Rent	£8,000 per annum
Rates Payable	£3.36 per sq ft 100% small business rates may apply to qualifying tenants.
Rateable Value	£8,150
EPC Rating	E (118)

Key Points

- Versatile town centre offices with accommodation over two floors with basement storage
- Close to the town centre
- TO LET for £8,000 pa (rent is not subject to VAT)
- Adjoining public car parking facilities (pay & display)
- Prominent roadside location
- Potential for 100% business rates relief (subject to status)

19 St Catherines Road, Grantham, NG31 6TT

DESCRIPTION

The premises are self-contained and form part of a parade of office buildings with frontage to St. Catherine's Road. The location benefits from adjacent public car parking and its close proximity to the town centre.

LOCATION

Grantham is a growing market town and it is expected that a further 3,700 new houses are to be built, a new health centre and shops at The Spittlegate Heath Development (which is approximately 1 mile away from the Property).

The Property benefits from a prominent main road position on St Catherine's Road close to the centre of town and opposite the new cinema complex and public car park. Grantham is located approximately 15 miles South of Newark and 18 miles North of Stamford.

ACCOMMODATION

The property extends over ground and first floor levels; ground floor 459 sqft, first floor 479 sq ft and basement storage, 274 sq ft.

Name	Size
Ground - Ground Floor Office	459 sq ft
Basement - Basement Stores	274 sq ft
1st - First Floor Office	479 sq ft

TERMS

The premises are available 'To Let' on a new lease for a term to be agreed at a rent of £8,000 (the rent is not subject to VAT). The Lease will be on a repairing and insuring basis, further details available upon request.

SERVICES

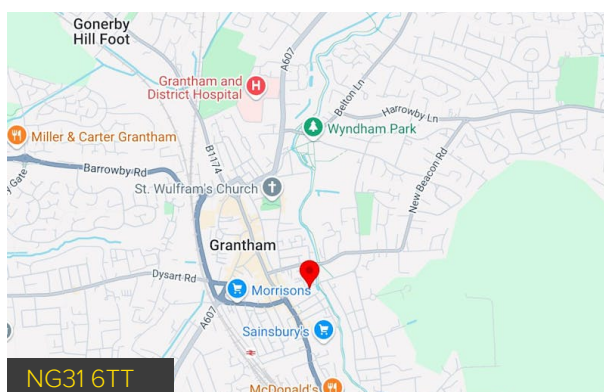
We understand the premises are heated by electricity, water and drainage are connected to the property. Interested parties should make their own enquiries as to the capacity and suitability of the services available.

RATEABLE VALUE

The overall rateable value is £8,150 (information obtained from the Valuation Office Agency Website). An ingoing tenant may be eligible for Small Business Rate Relief, subject to status. All enquiries regarding Business Rates should be made directly to South Kesteven District Council

EPC

The property is subject to two EPCs; one to the ground and basement, and the other to the first floor. Both areas have a rating of 'E'. Copies are available on request.



Viewing & Further Information

JAMIE THORPE

01636 610 906 | 07304 072 391

jthorpe@woodmoore.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 15/08/2025

