

Office TO LET

WOOD MOORE



372-374 Harlaxton Road, Grantham, NG31 7JX

Modern office/warehouse premises extending to 1,372 sqft situated just off the A1 with frontage to Harlaxton Road.

Summary

Tenure	To Let
Available Size	1,372 sq ft / 127.46 sq m
Rent	£27,500 per annum
Rates Payable	£1.09 per sq ft 100% small business rates may be applicable for qualifying tenants.
Rateable Value	£2,994
EPC Rating	C (65)

Key Points

- Modern Office Building with Workshop
- EV Charging point installed
- Secure Yard and Roadside Display Area
- Suitable for variety of uses (STPP)
- 1,372 sqft (650 sqft workshop | 722 sqft office)
- Excellent Location adjacent A1
- Offices fitted out to good specification
- Vacant ready for immediate occupation

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DESCRIPTION

Comprising of a modern self contained single storey office with large steel portal frame workshop area benefiting from dual access roller shutters and personnel door. Access into a reception/lobby area leading into 2 separate offices, kitchenette/breakout area, male/female (disabled) toilets. Externally, the property benefits from ample onsite parking spaces and extensive yard areas to the front and rear. Manual barrier access to provide out of hours security. Prominent roadside location on Harlaxton Road - the main road into/out of Grantham with close proximity to the A1.

LOCATION

Grantham is located on the River Witham in the county of Lincolnshire and close to the Lincolnshire/ Leicestershire border. Historically the towns' economy was based upon engineering and manufacturing, and this continues with its diverse range of manufactured products including textiles, food, timber and plastics. The high tech and service sector industries have grown rapidly in recent years with tourism also on the increase.

The property occupies a prominent position directly off Harlaxton Road (A607), less than 400m from its junction with the A1. Other facilities in the immediate area include Premier Inn.

ACCOMMODATION

The net internal area below is approximate and are for guidance purposes only:

Name	Floor/Unit	Building Type	Size
Ground - Workshop	Ground	Industrial	650 sq ft
Ground - Office	Ground	Office	722 sq ft

TERMS

The Property is available TO LET on FRI terms at an asking rent of £27,500 Per Annum Exclusive.

SERVICES

Mains services are connected to the Property along with a EV charging point.

SERVICE CHARGE

A service charge is payable in addition to the rent to cover common estate and building parts. Please enquire for further details.

RATEABLE VALUE

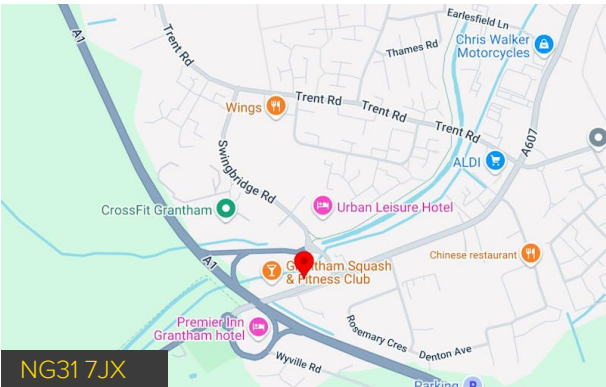
The current rateable value is £2,994. 100% small business rates may be applicable for qualifying tenants.

EPC

The building has an EPC rating of C - 65.

VAT

We are advised VAT will be applicable.



Viewing & Further Information

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