

Office TO LET

WOOD MOORE

REFURBISHED CHARACTER OFFICES



The Keep, Sandon Road, Grantham, NG31 9AS

Attractive period office accommodation with dedicated on-site parking.

Summary

Tenure	To Let
Available Size	923 to 2,159 sq ft / 85.75 to 200.58 sq m
Rent	£9,230 - £21,590 per annum
Service Charge	Available on request.
Business Rates	To be reassessed on occupation. 100% small business rates may be applicable to qualifying tenants.
EPC Rating	Upon enquiry

Key Points

- Fully Refurbished to a High Standard
- First Floor Suite 1 extending to approx. 1,236 ft² (114.8 m²)
- Edge of town centre location
- Available To Let on a new lease(s)
- Attractive period office accommodation with dedicated on-site parking.
- First Floor Suite 2 extending to approx. 923 ft² (85.7 m²)
- Kitchen and WC facilities/ Gas central heating

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DESCRIPTION

Attractive period office accommodation in a prominent edge of town centre location, with private off-road parking in the centre. The historic former barracks is now converted into offices together with a veterinary practice, private medical practice & general office users and is set around an attractive quad. The space is also considered ideal for studio, clinic or consulting room use.

LOCATION

Grantham is an attractive and popular market town with a resident population in the order of 38,000 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. The Old Barracks are situated at the junction of Sandon Road and Stonebridge Road, less than half a mile from the town centre (see attached location plan).

ACCOMMODATION

Suites can be taken individually or as a whole. Each suite comes with 3 allocated parking spaces.

Name	Building Type	sq ft	Tenure	Rent	Rent (sq ft)	Availability
Ground - Ground Floor Suite	Office	1,049	To Let	£12,588 /annum	£12	Let
1st - Suite 1	Office	1,236	To Let	£12,360 /annum	£10	Available
1st - Suite 2	Office	923	To Let	£9,230 /annum	£10	Available
Total		3,208			£10.67	

TERMS

The property is available by way of a new lease(s) on an effective full repairing and insuring basis.

Rents from £10.00psf.

SERVICES

Mains electricity, water and drainage are connected. Interested parties should make their own enquiries to the relevant providers as to the capacity & suitability of the services for their intended use

SERVICE CHARGE

A modest service charge is payable in respect of the common areas: services, maintenance, gardening & waste collection.

RATEABLE VALUE

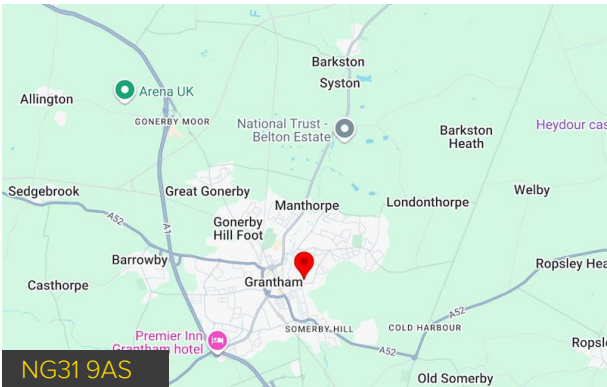
To be re-assessed. Please contact the agent for further information.

EPC

A copy of the EPC certificate is available on request.

VAT

All sum quoted are exclusive of, but liable to, VAT at the prevailing rate.



Viewing & Further Information

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