



# WOOD MOORE & CO.



AUTUMN PARK, DYSART ROAD, GRANTHAM NG31 7EU

- High quality office accommodation with unrestricted on-site car parking.
- Self-contained Ground Floor suite extending to 2,201 ft<sup>2</sup> (204.5 m<sup>2</sup>)
- Close to town centre amenities and train station (London 1hr 10 minutes)
- Prominent position within walking distance of train station and with easy access to A1, A52 & A607

Wood Moore & Co | Navigation House | 48 Millgate | Newark | NG24 4TS  
01636 610906 | [enquiries@woodmoore.co.uk](mailto:enquiries@woodmoore.co.uk) | [www.woodmoore.co.uk](http://www.woodmoore.co.uk)



## LOCATION

Autumn Park Business Centre is a popular and established office location with prominent frontage to Dysart Road. The offices are located within a short distance of the town centre with excellent links to A1.

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.

## DESCRIPTION

The Ground Floor suite benefits from it's own self-contained entrance and reception, together with immediately adjacent visitor parking as well as unrestricted parking in the main Business Centre car park. Attractive professional offices with partial air-conditioning.

### Accommodation

| Office   | ft <sup>2</sup> | m <sup>2</sup> |
|--|-----------------|----------------|
| <b>Ground Floor</b>  |                 |                |
| <b>Reception, general &amp; modular office accommodation</b> | 2,201           | 204.5          |

## BUSINESS CENTRE

Use of the meeting room facilities within the main business centre (subject to availability) is available at no extra cost.

## SERVICES

Mains electricity, water & drainage are connected to the premises. Rent is inclusive of utilities consumed.

## ENERGY PERFORMANCE

The property has an EPC Rating of 105

## TENURE

The offices are available To Let on standard 3-year agreements (incorporating mutual annual options to break). A rent deposit equal to 3-months rent is payable. Rent £25 per ft<sup>2</sup> + VAT inclusive of utilities, common are cleaning and parking.

## BUSINESS RATES

All offices are individually assessed with the majority below the threshold for 100% rate relief. Enquiries regarding eligibility for rate relief should be made to South Kesteven District Council - Tel: 01476 406080.

## VAT

All sums quoted are exclusive of VAT which is payable at the prevailing rate.

## COSTS

Each party to be responsible for their own legal and other costs incurred in the creation of a new lease.

## VIEWING

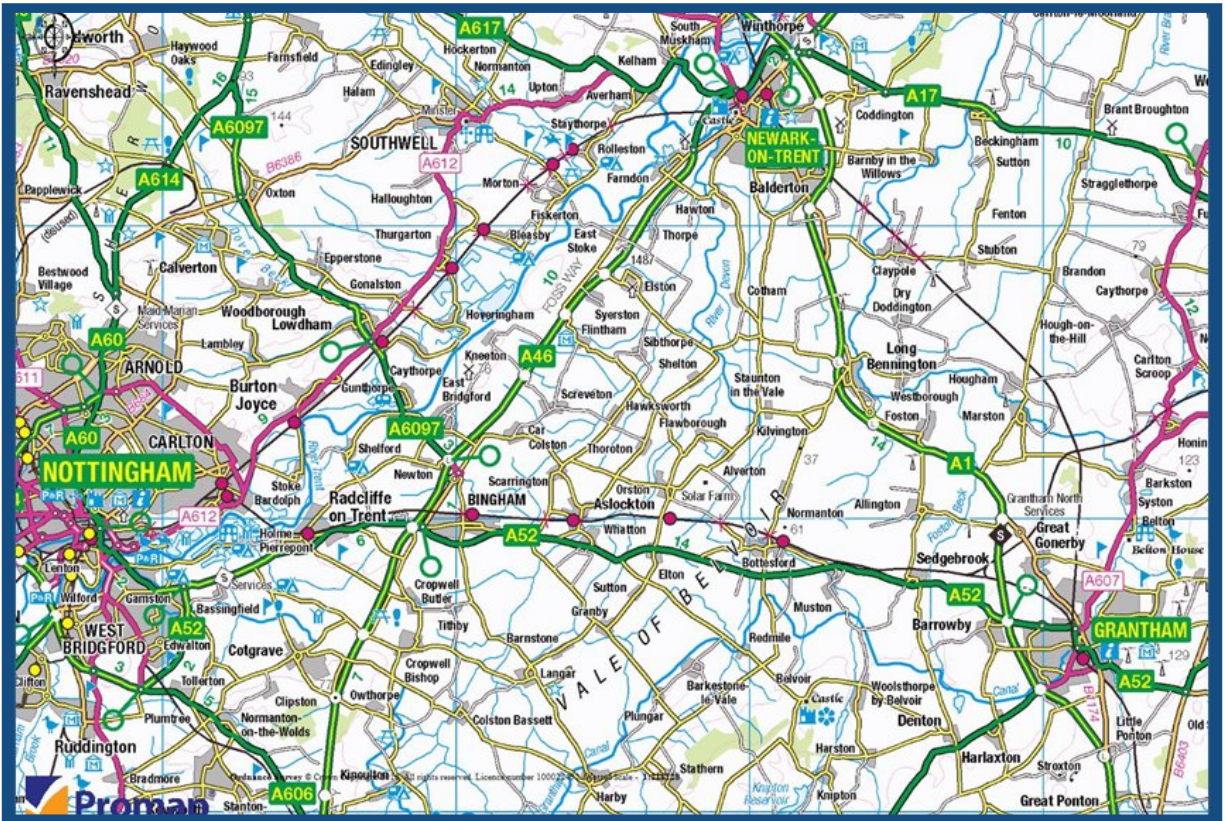
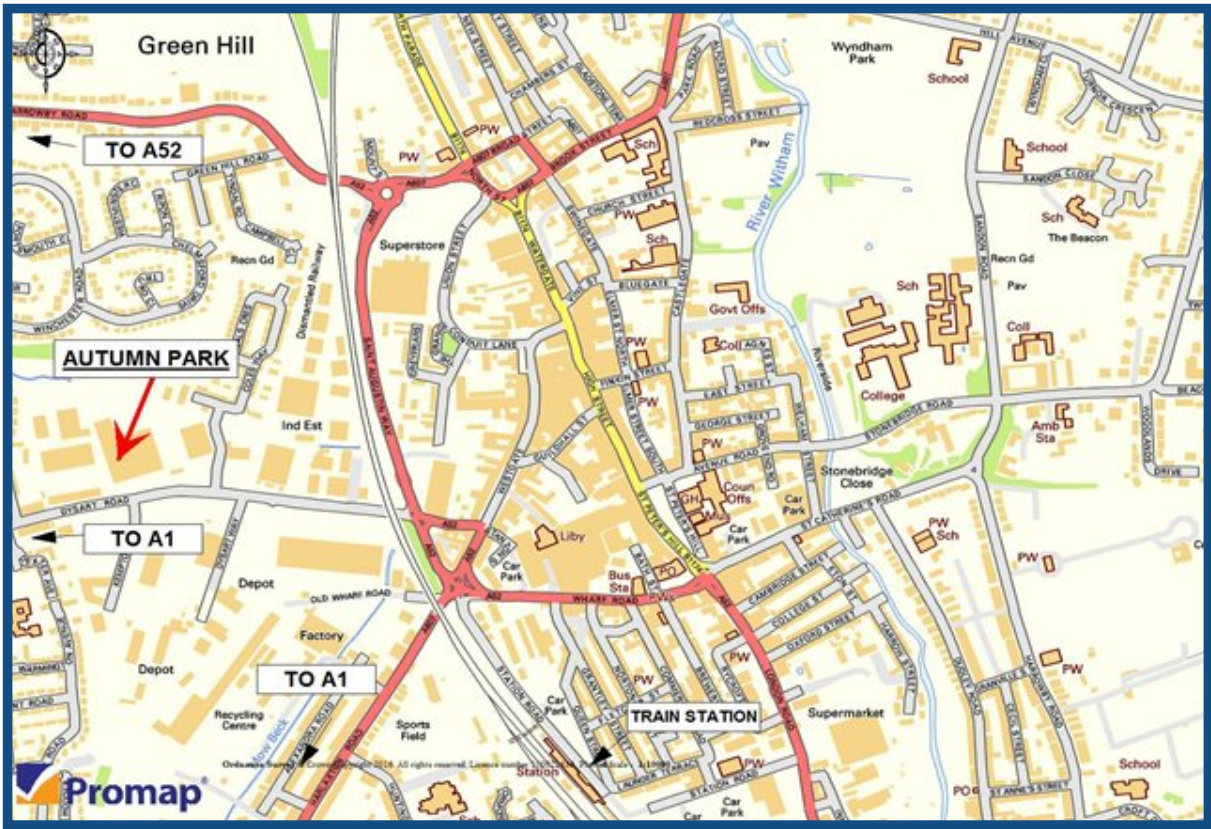
For further information or to arrange a viewing, please contact:

E: [enquiries@woodmoore.co.uk](mailto:enquiries@woodmoore.co.uk)

T: 01636 610906



**Internal View of Office Accommodation**



Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) All premises are offered subject to contract and availability. (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 on the part of the vendor, Wood Moore & Co or any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement or representation upon which any reliance can be placed. (iii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iv) Neither Wood Moore & Co Ltd nor any of their agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. (v) All prices and rents quotes are exclusive of, but may be liable to, VAT at the prevailing rate