



14 FINKIN STREET, GRANTHAM NG31 6QZ

- Prestige offices with a wealth of character
- Extensive and versatile accommodation over three floors
- Approx 2,744 ft² (255 m²)
- Town centre location with car parking available
- No business rates payable (subject to status)
- TO LET £16,000 p.a. exclusive

LOCATION

This highly attractive and imposing former bank premises has been adapted to offer impressive office accommodation over three floors, together with cellars suitable for storage.

The property is located on Finkin Street which is just off the High Street amongst various professional occupiers such as Winkworth. There is on street parking available for visitors. Secure contract parking is available nearby.

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.

Accommodation

Office	ft ²	m ²
Ground Floor		
Reception & front office	635	59
Rear office	323	30
First Floor		
Office 1	204	19
Office 2	226	21
Office 3	151	14
Office 4	172	16
kitchenette	22	2
Second Floor		
2 private offices & kitchen	1,011	94
TOTAL (NIA)	2,744	255

SERVICES

All mains services are available for connection. Heating is via a gas fired boiler to radiators. Prospective occupiers are advised to make their own enquiries to the relevant utility providers as to the suitability or capacity of these services.

ENERGY PERFORMANCE

The property has an EPC Rating of 105 (E)

TENURE

The offices are available TO LET on a new Full Repairing & Insuring lease for a term to be agreed at an initial rent of £16,000 p.a.

BUSINESS RATES

The property has a rateable value of £9,900. 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

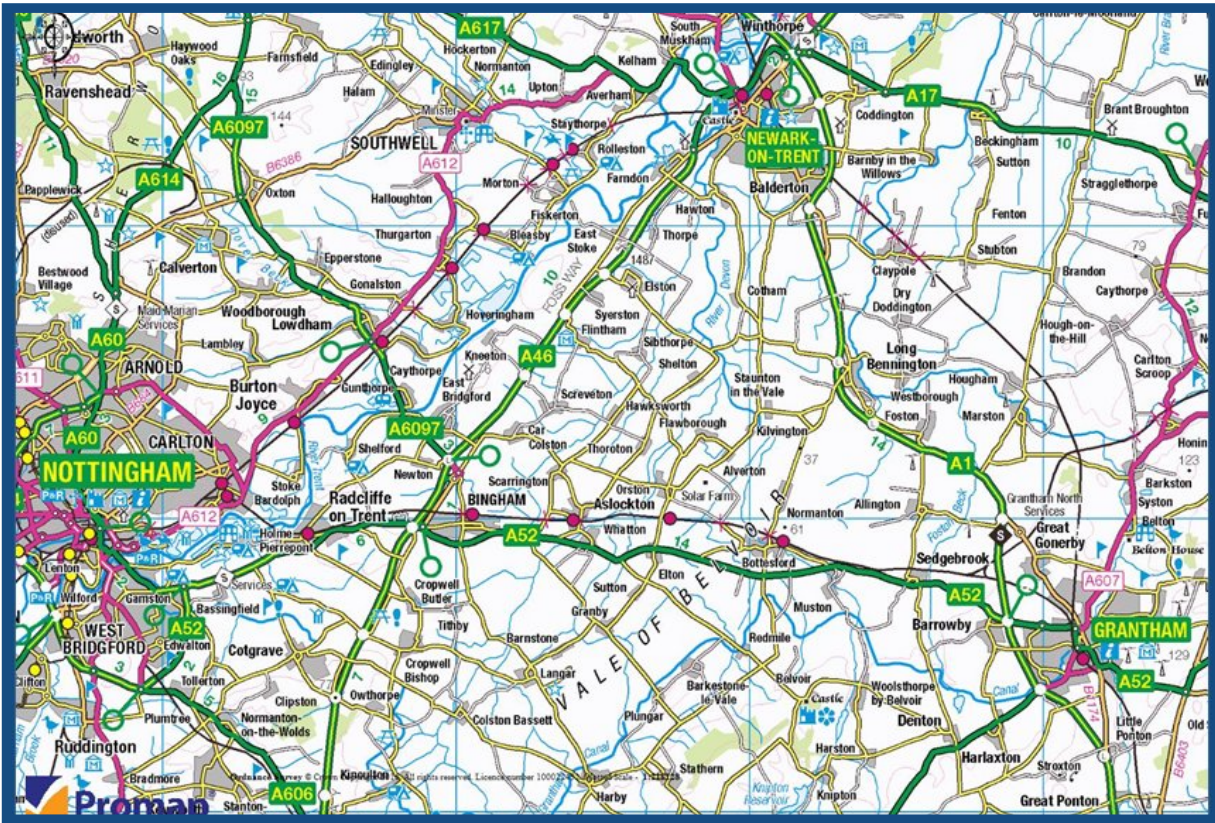
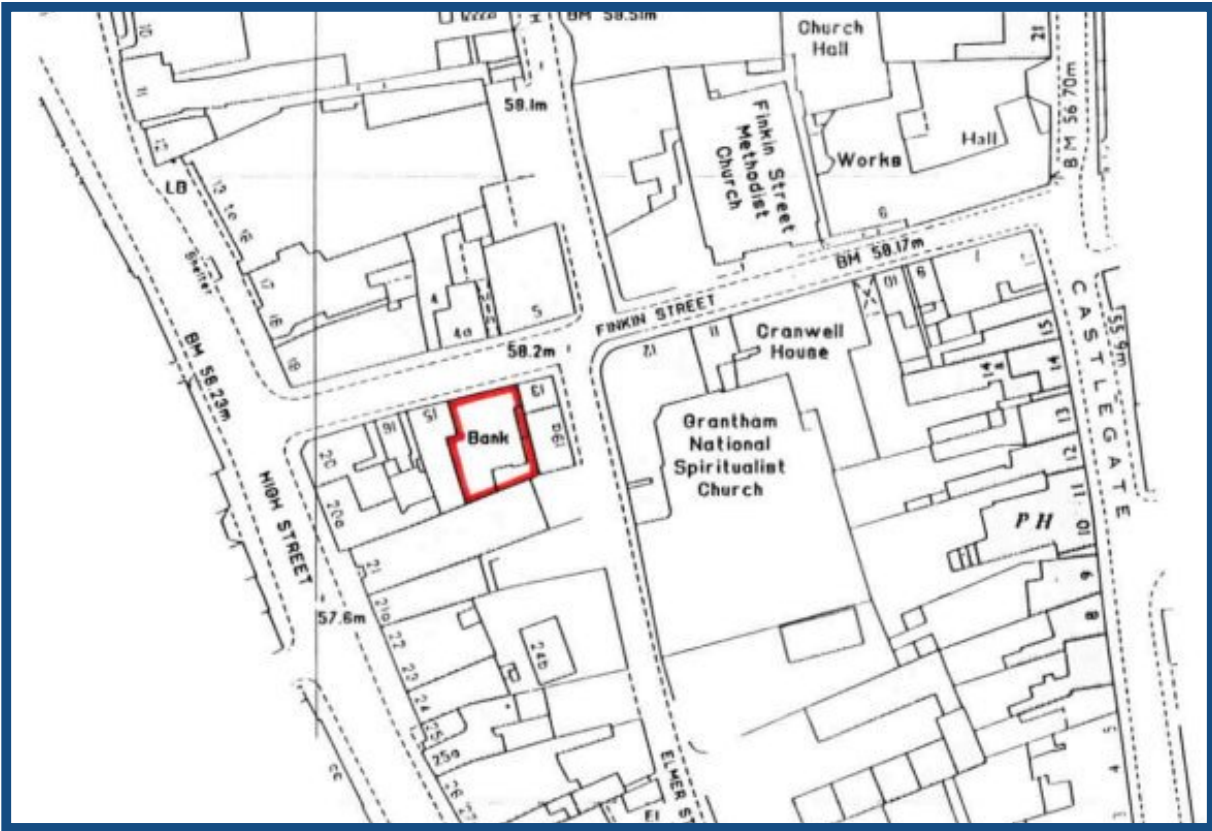
Each party to be responsible for their own legal and other costs incurred in the sale or letting of the premises.

VIEWING

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

E: enquiries@woodmoore.co.uk

T: 01636 610906



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