

FOR SALE

HQ OFFICE BUILDING

Kempton House, Kempton Way, Grantham, Lincolnshire, NG31 7LE



Key Highlights

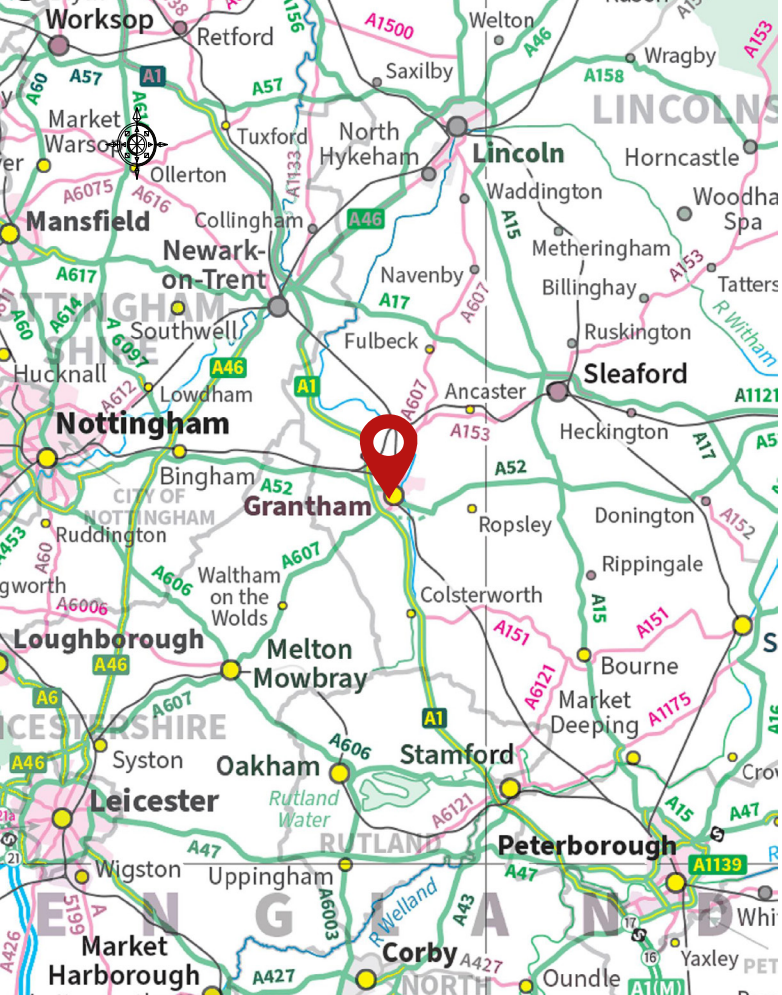
- Prominent HQ office building, within walking distance of town centre
- Extensive onsite car parking
- Suitable for alternative uses, subject to planning permission
- Capable of sub-division

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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.

Nearby centres of note include Newark on Trent approximately 16 miles (25.7 km) to the north, Nottingham approximately 23 miles (37 km) to the west, Boston approximately 30 miles (48.3 km) to the east, Leicester approximately 33 miles (53.1 km) to the south west and Peterborough approximately 35 miles (56.3 km) to the south.

Grantham's mainline railway station runs services into London Kings Cross in approximately 1 hour and 15 minutes.

SITUATION

The property is situated to the west of Grantham Town Centre accessed off Dysart Road, neighbouring the HQ offices of The Woodland Trust.

Nearby occupiers include Marshall Nissan, Oceans Health & Fitness, Grantham Bowl, Fun Farm Grantham, Toolstation and Formula One Auto Centre, to name but a few.

The property is within a few minutes walk of the comprehensive amenities available in Grantham Town Centre and Grantham mainline railway station.

DESCRIPTION

The property comprises a modern detached two storey office building configured to provide a combination of open plan and cellular offices, providing the following specification:

- Air conditioning
- Part raised floors / perimeter trunking
- Passenger lift
- Suspended ceilings with recessed lighting panels
- Extensive parking
- Double glazing
- Comprehensive staff welfare facilities
- Attractive reception area

ACCOMMODATION

Measured in accordance with the RICS code of measuring practice (6th edition) on a net internal basis and for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
Ground Floor	4,415	410.20
First Floor	4,753	441.57
TOTAL	9,168	851.77

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BUSINESS RATES

Rateable Value (2023) £58,500
Rates Payable (2025/2026) £32,467.50 pa

PLANNING

Permitted Use Class E (Offices).

Use Class E also encompasses Clinics, Health Centres, Creches and Day Centres.

The property may be suitable for alternative uses such as Use Classes C1 (Hotel), F.1 (Schools, Non-Residential Education and Training Centres, Places of Worship).

For enquiries relating to changes of use, we would advise that you contact South Kesteven District Council Planning Department.

EPC

C64

VAT

VAT is not applicable.

PRICE

The property is available at offers in the region of £695,000.

TENURE

Freehold with vacant possession.

MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

VIEWINGS

Viewing by prior appointment only with the Sole Agent, Savills.

CONTACTS

For further information please contact:

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