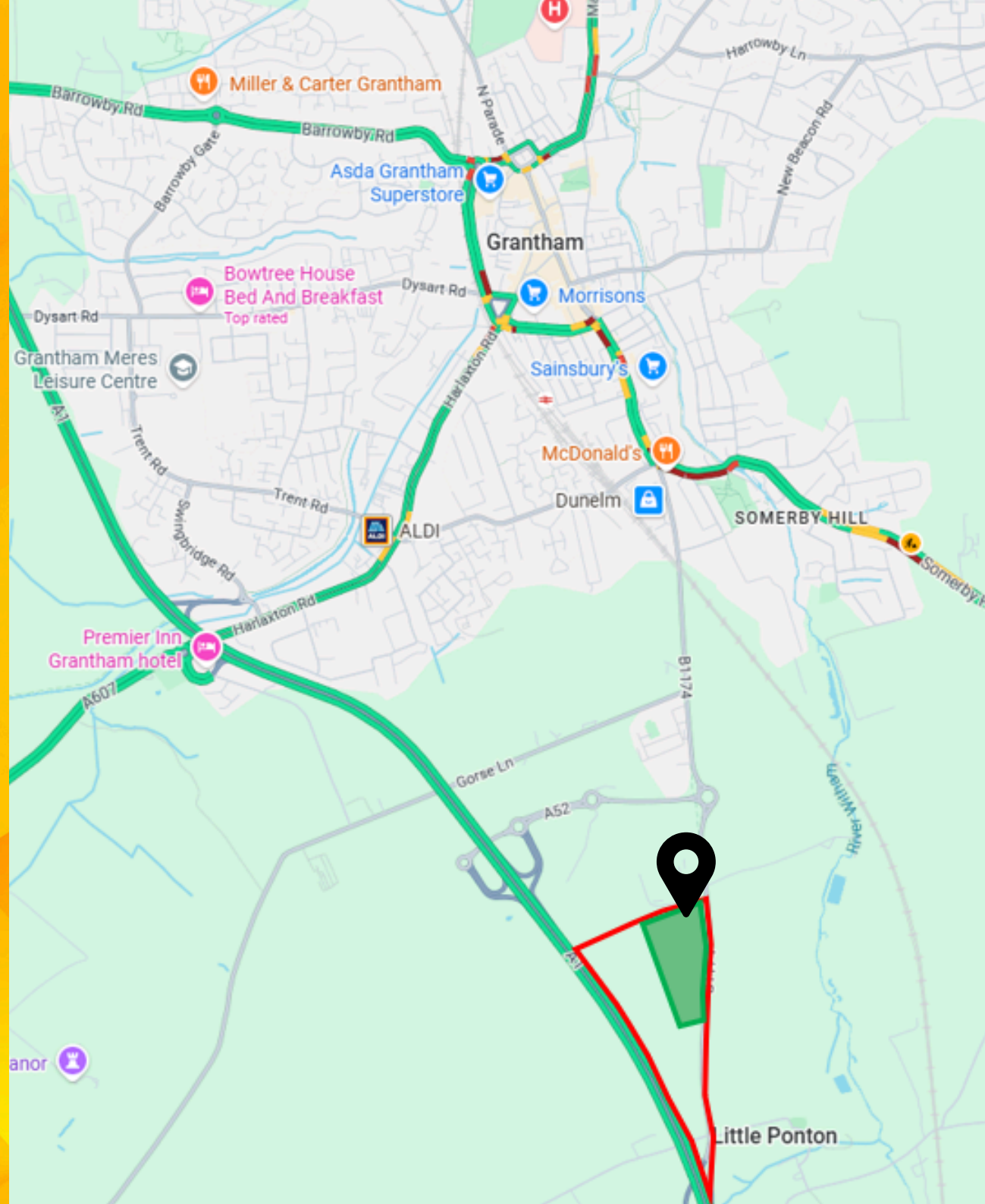


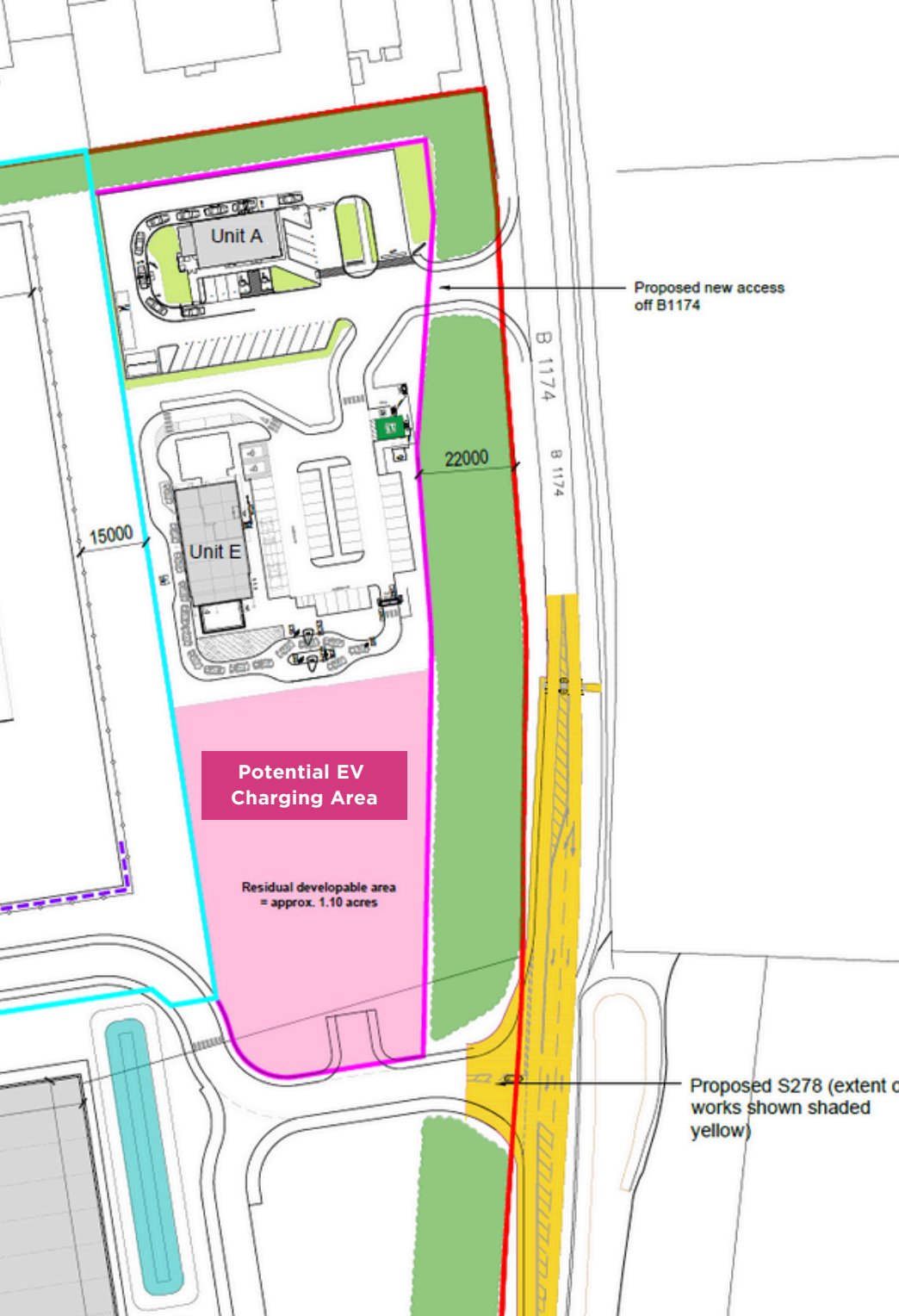
COMMERCIAL PLOT AVAILABLE - SUITABLE FOR DRIVE THRU/ TO AND EV CHARGING

B1174 - ROADSIDE

Grantham, NG31 7UH

savills





DESCRIPTION

The site is located on the B1174, a short distance from its junction(s) with the A1. The Spitalgate junction to the north is part of the Grantham Southern Relief Road project. The B1174 facilitates traffic flow from the south into Grantham town centre.

The site is well-suited for roadside development, with potential to accommodate two drive-to or drive-thru units, EV charging facilities. Its location and infrastructure make it ideal for occupiers seeking high visibility and regional reach.

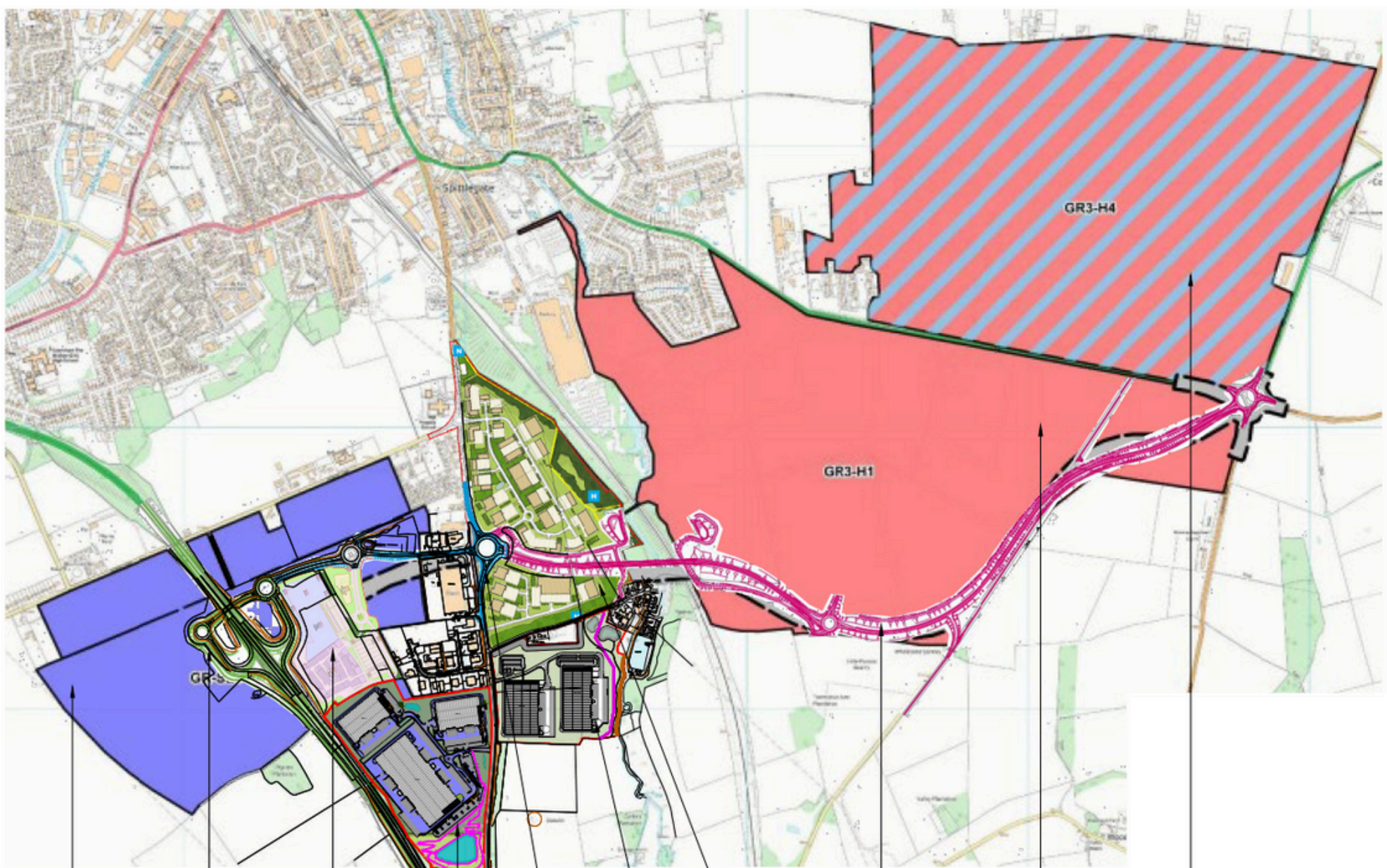
WIDER AREA

The site forms part of the wider strategic employment area within Grantham Southern Relief Road: Phase 2. The location will benefit from significant nearby infrastructure investment, including the construction of the Grantham Southern Relief Road and a consented Retail Outlet Village, both of which will enhance accessibility and attract further commercial activity.

Surrounding uses comprise established industrial, logistics, and roadside occupiers, creating a strong commercial environment. The site also benefits from excellent connectivity via the B1174 and key East Midlands transport routes, as well as proximity to the emerging Spitalgate Heath Garden Village development.

AVAILABILITY

The Opportunity could suit a number of roadside retail/leisure uses. The plan currently outlines 2 x Drive thru pods and an additional site to the south for EV charging bays.



Wider Area Proposals

The wider strategic employment site

Grantham Southern Relief Road: Phase 1 (green)

Retail Outlet Village: Planning Permission Implemented

Site 01

Grantham Southern Relief Road: Phase 2 (blue)

Site 02

Spitalgate Heath Garden Village (Western Site - Employment)

Grantham Southern Relief Road: Phase 3 (pink)

Spitalgate Heath Garden Village (Eastern Site - Residential)

Prince William of Gloucester Barracks site (Residential)

RENT

On application.

TENURE

Both units are available on a new effective fully repairing and insuring lease for a minimum term of 10 years.

RATES

To be assessed.

SERVICE CHARGE

To be determined.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Contact

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