

+ Office +

## TOWN CENTRE OFFICES TO LET



**14 Finkin Street, Grantham, Lincolnshire NG31 6QZ**

- Prestige offices with a wealth of character
- Extensive and versatile accommodation over three floors
- Town centre location with car parking available
- Incentives available, subject to terms
- No Business Rates Payable (subject to status)



**01636 610906**



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## DESCRIPTION & 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, just off the High Street, amongst various professional occupiers such as Winkworth. There is on street parking available for visitors.

## ACCOMMODATION

The accommodation provided comprises:-

Accommodation	ft <sup>2</sup>	m <sup>2</sup>
<b>Ground Floor</b>		
Reception & Front Office	635	59
Rear Office	323	30
<b>First Floor</b>		
Office 1	204	19
Office 2	226	21
Office 3	151	14
Office 4	172	16
Kitchenette	22	2
<b>Second Floor</b>		
Accommodation comprising 2 private offices and kitchen	1011	94
<b>TOTAL (NIA)</b>	<b>2744</b>	<b>255</b>

(All areas quoted are for guidance only)

## EXTERNALLY

The property fronts directly onto Finkin Street. There is a rear courtyard which serves the fire escape. The Landlord may be able to provide designated parking in an adjacent facility, subject to terms.

## SERVICES

Mains electricity, gas, water and drainage are connected to the premises. Prospective occupiers are advised to make their own enquiries to the relevant utility companies as to the suitability or capacity of these services.

## BUSINESS RATES

The property has a Rateable Value of £12,000 and may be eligible for business rates relief.

## TENURE

The premises are offered To Let on New Lease for a term to be agreed at £16,000 per annum. The Lease will be drawn on the usual Full Repairing and Insuring (FRI) terms.

## COSTS

Each party will be responsible for their own legal fees incurred in this transaction.

## EPC

EPC exempt (listed building)

## VAT

All sums quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

## FURTHER DETAILS

For further information relating to this property or to arrange a viewing contact:-

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General Internal View of Ground Floor Office