

# 2-4 HARLAXTON ROAD

Grantham, Lincolnshire, NG31 7AD



## Key Highlights

- Prominent roadside frontage to Harlaxton Road (A607).
- Within walking distance of Grantham Town Centre and approximately 1 mile to the A1.
- Site area approximately 1.01 acres (0.41 hectares).
- Existing warehouse and onsite trade counter units.

SAVILLS NOTTINGHAM  
Enfield Chambers, 18 Low Pavement  
NG1 7DG

**+44 (0) 115 934 8000**

[savills.co.uk](https://www.savills.co.uk)

**savills**

## 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 south west of Grantham Town Centre occupying a prominent position at the junction of Harlaxton Road (A607), off which it has access to Old Wharf Road. The property is within a short walking distance of Grantham Town Centre and railway station with the A1 approximately 1 mile to the south west.

Nearby occupiers include Edmundsons Electrical, Jewsons, Tanvic Tyres, ESSO, TK Maxx and Home Bargains, to name but a few.



SAVILLS NOTTINGHAM  
Enfield Chambers, 18 Low Pavement  
NG1 7DG

**+44 (0) 115 934 8000**

[savills.co.uk](http://savills.co.uk)

**savills**

## Description

The site is vaguely rectangular in shape, extending to approximately 1.01 acres (0.41 hectares), being partially tarmac surfaced and benefiting from an integral perimeter service road, and shared access directly off Harlaxton Road (A607).

The property incorporates two buildings, one fronting Harlaxton Road which comprises a former trade counter unit being of a single storey late 19th century / early 20th century brick construction under a pitched roof with concrete tile covering. The property benefits from customer / personnel access on the northern elevation and loading on the western elevation.

The second building is at the centre of the site and comprises a basic single storey steel framed warehouse having been overlaid in corrugated asbestos sheeting to the elevations and roof. The property has been subdivided in two and benefits from loading doors to the southern elevation.

## Accommodation

The property has been measured on a gross internal basis. All figures quoted are for guidance purposes only.

FLOOR	SQ FT	SQ M
Warehouse and Trade Counter	7,426	689.90

## Terms

The property is available on flexible terms at rental of £55,695 per annum exclusive.

## Rateable Value

We are advised that the property has been assessed as follows:

Rateable Value	£38,250
Rates Payable 2021/2022	£19,086.75

## VAT

VAT will be applicable.

## Legal Costs

Each party to be responsible for their own legal costs involved in this transactions.

## Viewings

Strictly by appointment only with Sole Agent, Savills.



## Contact

**Victor Ktori**  
+44 (0) 7870 999 467  
vktori@savills.com

**Christine Thorn**  
+44 (0) 115 934 8152  
cthorn@savills.com

### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | May 2020

