



Unit 4, The Granary, The Mill Cringle Lane, Stoke Rochford, Grantham, Lincolnshire, NG33 5EF

£13,200 Per Annum Approx. 1239 Sq. Ft

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Unit 4
The Granary, The Mill Cringle Lane
Stoke Rochford
Grantham
Lincolnshire
NG33 5EF

GRADE II LISTED OFFICE SPACE

A unique office space of approx. 1239 sq. ft. located in the peaceful countryside just outside Grantham. Ideal for businesses seeking a quiet working environment without compromising on connectivity, this location offers a rare opportunity to work surrounded by nature while staying seamlessly linked to major transport routes.





PROPERTY DESCRIPTION

Sited a mile off the A1 North bound Great North Road and under six miles from Grantham station, this suite is part of an office complex created for rural business use by the Stoke Rochford Estate.

The unit comprises of a first floor open plan office with carpet flooring, concealed floor power points, separate boardroom, storage room, kitchen and two water closets.

Interlinkable office space available. Details available on request.

VIEWING

Strictly by appointment with our Commercial Team on Tel: 01664 560 181 (option 5)

TERMS

The office will be available on a 3 year minimum lease.

COSTS

Each party is to pay their own legal costs.

VAT

VAT is payable on rent.

SERVICES

Mains electricity, electric pump heating and air conditioning, private water and sewage are connected.

RATEABLE VALUE

£8,676

LOCAL AUTHORITY

South Kesteven District Council

EPC

This building is Grade II Listed and therefore exempt from the requirement for an Energy Performance Certificate.

SERVICE CHARGE

The tenant will pay the Estate an annual service charge for water and sewerage.

BROADBAND

Reliable high-speed broadband is available onsite. Further details can be provided to interested parties.





Storage



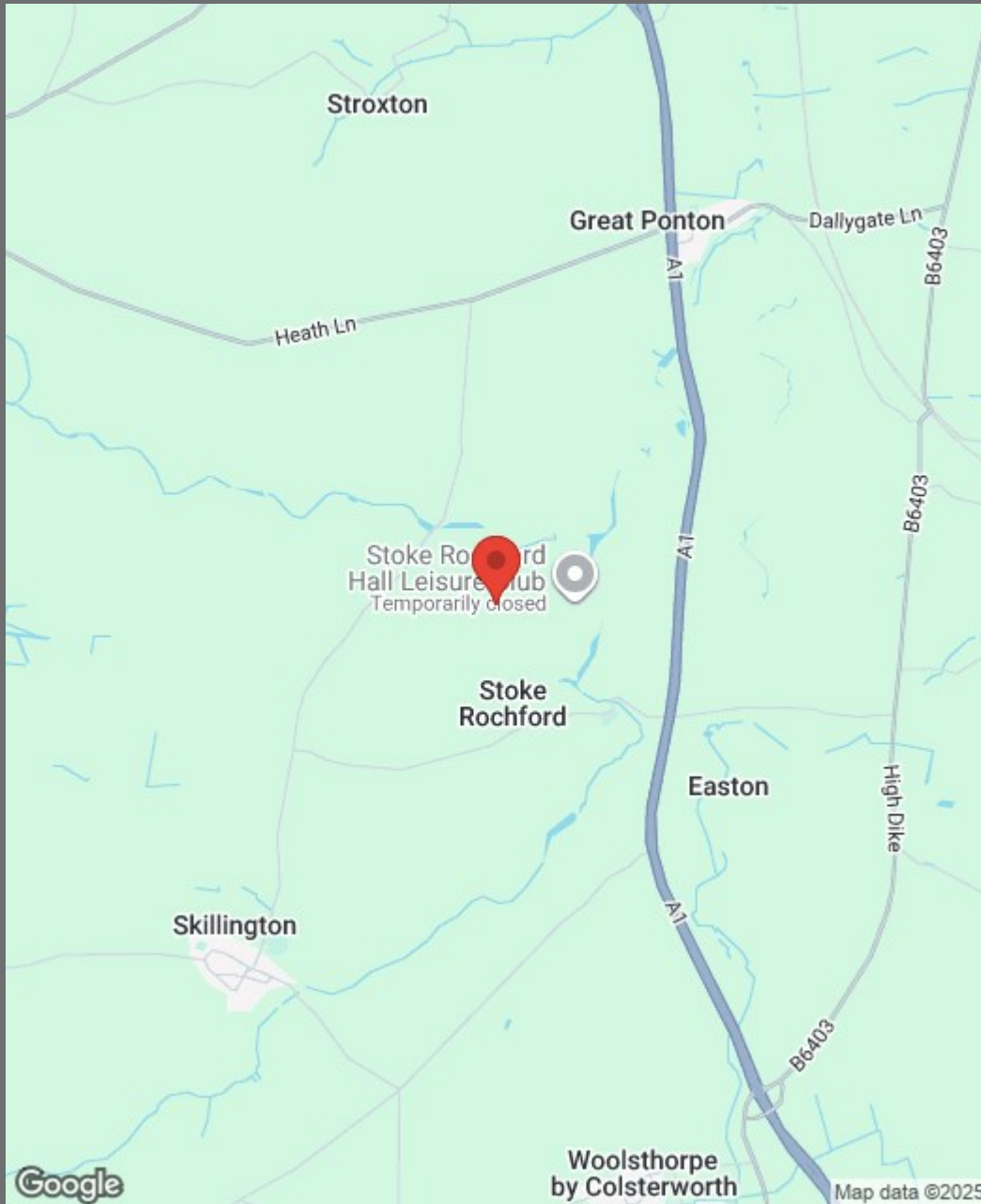
Bathrooms



Kitchen



Parking



- **TRANQUIL RURAL LOCATION**
- **FIRST FLOOR OFFICE**
- **APPROX. 1239 sq. ft.**
- **AMPLE COMMUNAL PARKING**
- **RELIABLE HIGH-SPEED INTERNET AT ADDITIONAL COST**
- **EASY ACCESS TO THE A1 NORTHBOUND MOTORWAY**
- **5.2 MILES TO GRANTHAM TRAIN STATION**
- **INTERLINKABLE OFFICE SPACE AVAILABLE. DETAILS ON REQUEST**



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