

**INDUSTRIAL BUILDING**

**TO LET**



**Turnpike Close, Grantham**  
**NG31 7XU**

#1226916/2025E

**Eddisons**

# TURNPIKE CLOSE

GRANTHAM, NG317XU



Agreement

To Let



Detail

Industrial Building



Rent

£35,000 pax



Size

396.18 sq m (4,262 sq ft)



Location

Grantham, NG317XU



Property ID

#1226916/2025E

**For Viewing & All Other Enquiries Please Contact:**



**WILLIAM NUTTALL**

MSc  
Surveyor

[will.nuttall@eddisons.com](mailto:will.nuttall@eddisons.com)

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Property

The property comprises a detached industrial warehouse of steel portal frame construction with brick/block walls surmounted by lined corrugated sheet cladding and a similarly clad pitched roof with skylights.

Internally, it benefits from separate office and warehouse facilities. The office accommodation is spread over ground and first floor and benefits from carpet tiled flooring, suspended ceiling with LED lighting and air conditioning.

The unit has separate pedestrian and vehicular access. Vehicular access is via two manually operated roller shutter doors.

There are separate WC and kitchenette facilities within the warehouse.

The property further benefits from 3 phase electricity, fire alarm and a height to haunch of 5.41 metres.

Externally, there is an allocated gated yard which provides ample parking, loading and circulation facilities.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Total GIA	396.18	4,262

Energy Performance Certificate

An EPC has been commissioned.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority:	South Kesteven District Council
Description:	Warehouse and Premises
Rateable Value:	£24,500

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of an assignment/sub-lease of the existing lease, which is for a term due to expire on 28th February 2029.

Rent

£35,000 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

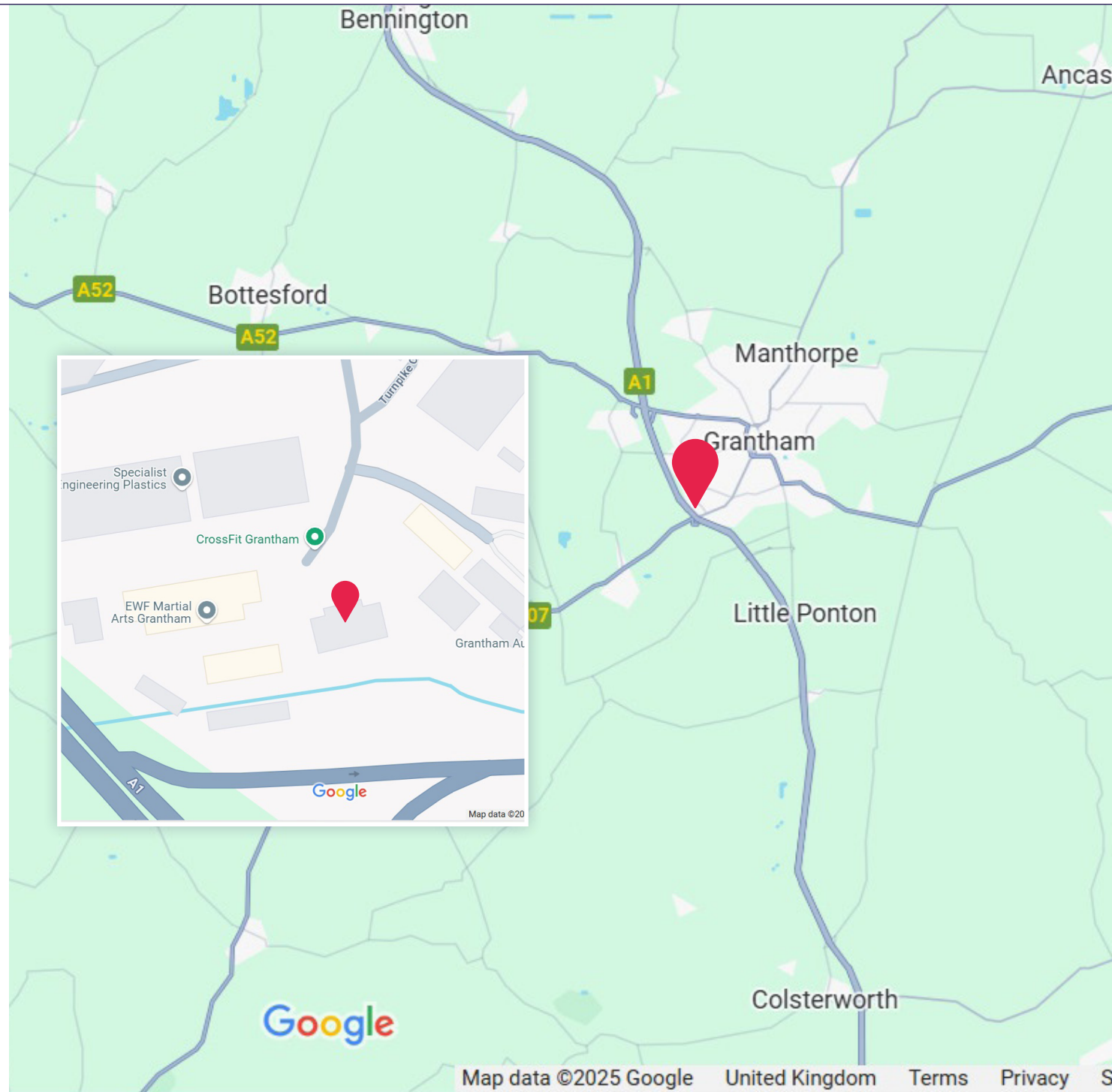
Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The property is located off Turnpike Close accessed via Swingbridge Road within the established Trent Road Industrial Estate, a short distance from the A1 to the south west of Grantham Town Centre.

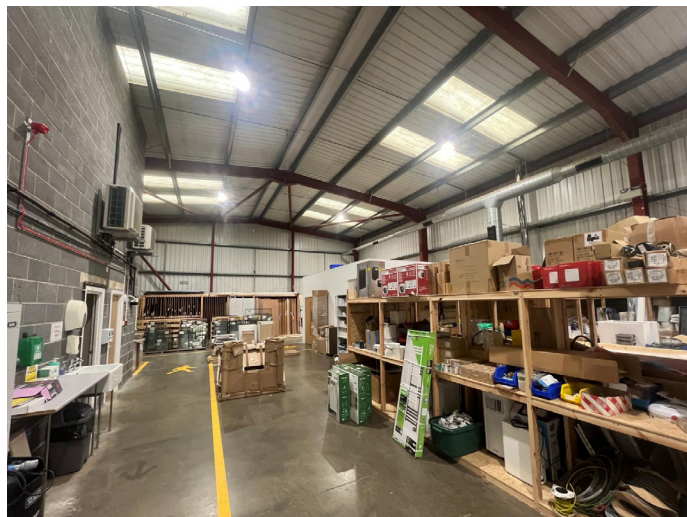
Grantham is a thriving East Midlands Market Town with a resident population of 44,898 (2021 Census).





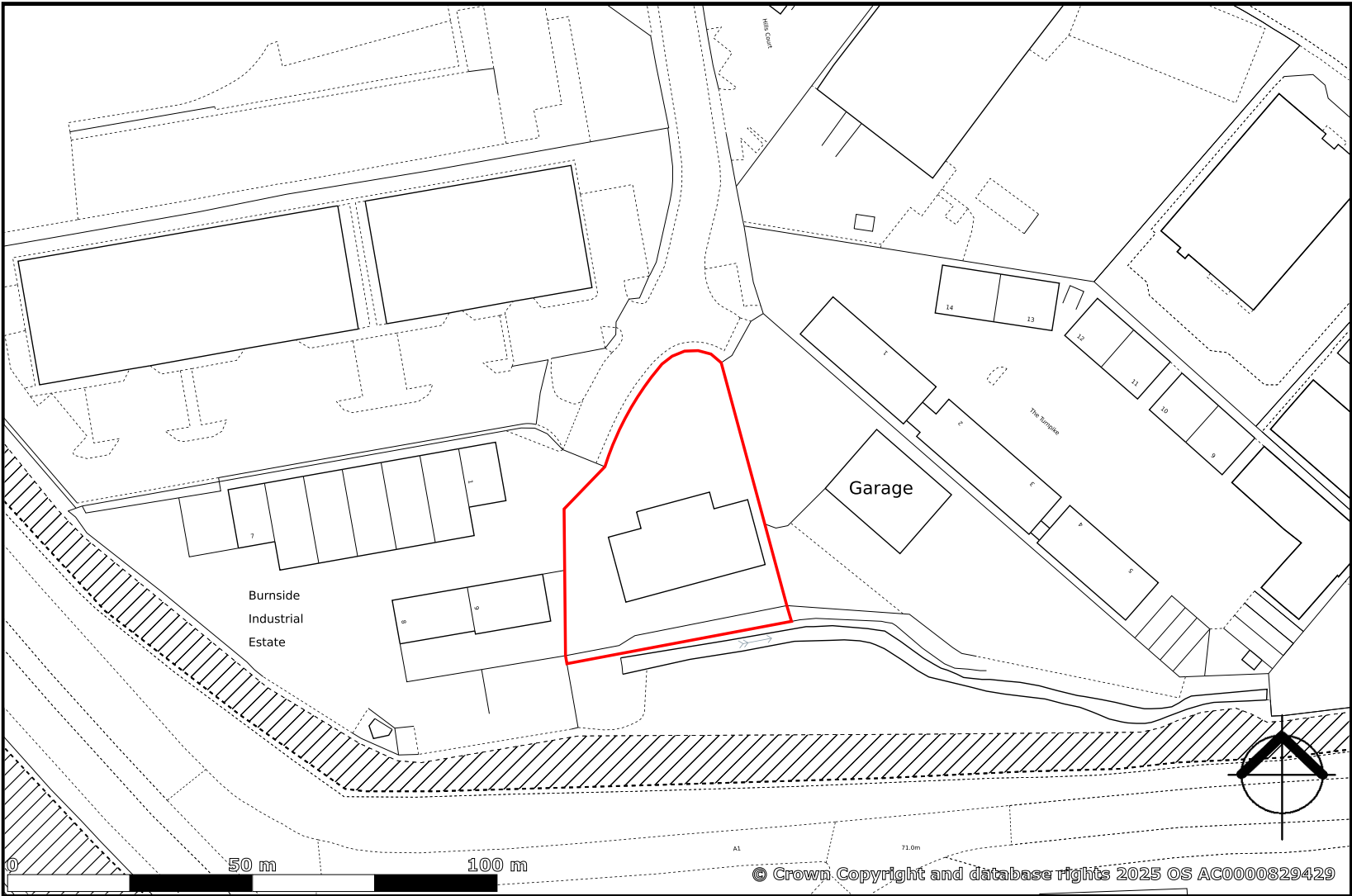








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Plotted Scale - 1:1,250