

## CONDUIT HOUSE

### CONDUIT LANE, GRANTHAM NG31 6LJ



### TO LET

- Exciting and visually striking town centre mixed used development comprising two ground floor retail units with three office suites at first and second floor levels.
- Retail units from 943 to 4,573 square feet (88 to 425 square metres) available
- Office suites from 941 to 9,550 square feet (87 to 887 square metres) available
- Excellent ratio of on-site car parking provided to the rear
- Premises available by way of new effective full repairing and insuring leases for terms of 10 plus years.
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**RENTAL TERMS AVAILABLE UPON APPLICATION**

## Conduit House, Conduit Lane, Grantham NG31 6LJ

### SUBJECT TO CONTRACT

#### LOCATION

Conduit House is to be constructed fronting Conduit Lane which is located immediately off Market Place. The surrounding area forms both the commercial hub of Grantham in retail terms, as well as being the heart of the evening restaurant and licensed premises circuit. Other occupiers in the vicinity include Asda, Lidl and Marks & Spencer.

Grantham has an urban population of approximately 38,000 people with excellent road communications via the A1 to the regional road and motorway network. The town also benefits from a main line rail link to London Kings Cross with a journey time of approximately 75 minutes.

#### DESCRIPTION

Conduit House will, upon completion, comprise an attractive and visually striking four storey building fronting onto Conduit Lane and being clearly visible from Market Place. The property will have brick elevations under a pitched roof covering with the ground floor retail element having extensive glazed frontages. 29 dedicated on-site car parking spaces will be provided to the rear of the development.

The ground floor element of the property has planning permission for uses under Use Classes A1 (Retail), A2 (Financial and Professional Services) and A3 (Restaurant and Cafe), thereby making the two ground floor units suitable for a wide variety of uses. The three office suites at first and second floor levels cater for small to medium sized requirements, however all three suites can be occupied by a larger organisation with both floors benefitting from passenger lift access making them DDA compliant, with each suite having dedicated W.C. and kitchenette facilities. The offices are to be constructed to a high standard to include perimeter trunking, double glazed window opening, carpeted floor coverings and suspended ceilings with inset air conditioning/heating units, as well as CAT 5 lighting panels. The two larger suites can be split if required.

It is our client's intention to finish the ground floor retail units to a shell specification thereby allowing for individual shop fitting by the ingoing operator upon agreement of terms.

### PROPOSED ACCOMMODATION (All figures approx)

The following areas are taken from architects plans, which the building is to be constructed:

Floor	Sq Ft	Sq M
<b>Ground</b>		
Retail Unit 1	4,573	425
Retail Unit 2	943	88
<b>First</b>		
Office Suite 1	4,314	401
Office Suite 2	941	87
<b>Second</b>		
Office Suite 3	4,295	399

Conduit House is to be constructed so that all three upper floor office suites can be occupied by a single entity and therefore, requirements up to 9,550 square feet (887 square metres) can be accommodated.

#### SERVICES

We understand that mains water, mains electricity and mains drainage will be connected to the premises and that mains gas is available from the adjacent public highway.

Prospective tenants are advised to check the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to acquire one of these properties.

#### BUSINESS RATES

Each of the new properties will be assessed for Non Domestic Business Rates upon completion. For further information contact South Kesteven District Council Tel: 01476 406080.

#### LEASE TERMS

Each element of the property is to be made available by way of a new effective full repairing and insuring lease for a minimum term of 10 years and each new lease will incorporate an upward only rent review at the end of the fifth year of the term.

#### PLANNING

We understand that the two ground floor retail units have planning permission for uses under Use Classes A1 (Retail), A2 (Financial and Professional Services) and A3 (Restaurant/Cafe). We believe that the upper floor office accommodation has general B1 (Office) consent.

For further information in respect of any planning related matter, please contact the Planning Department at South Kesteven District Council Tel: 01476 406080.



### RENTAL TERMS

Rental terms are available upon application to either of the Joint Sole Letting Agents whose details are shown below.

### VAT

Rental terms quoted are exclusive of VAT which will be charged on any transaction.

### LEGAL COSTS

Each party is to bear their own legal costs in respect of any transaction negotiated.

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) will be produced upon completion of the development.

### VIEWING/FURTHER INFORMATION

For further information in respect of this development please contact either of the Joint Sole Letting Agents:



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