



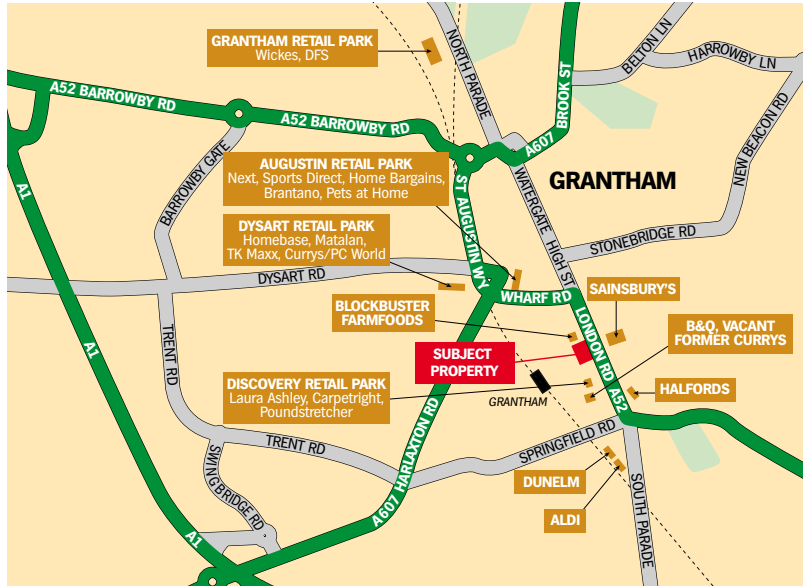
56 LONDON ROAD | NG31 6HJ

GRANTHAM

UP TO 7,200 SQ FT AVAILABLE

WITH 5,500 SQ FT MEZZANINE FLOOR, SUBJECT TO SURRENDER FROM ADMINISTRATORS





LOCATION

Grantham is located approximately 23 miles west of Nottingham and 29 miles north-west of Peterborough. The subject property is prominently situated fronting the A52 London Road, the principal arterial route through Grantham town centre.

DESCRIPTION

The scheme extends to c.11,500 sq ft and comprises of the subject property alongside a Topps Tiles unit extending to c.4,300 sq ft. The scheme is purpose built and benefits from 47 customer car parking spaces, providing a ratio of 1:238 sq ft. The scheme is situated opposite a Sainsbury's foodstore, with other retailers in close proximity including Laura Ashley, Carpetright, Poundstretcher, B&Q and Halfords.

AVAILABILITY

Up to 7,200 sq ft available with 5,500 sq ft mezzanine floor, subject to surrender from Administrators.

TERMS

New 15 year FRI lease(s).

RENT

Upon application.

PLANNING

Open A1 non food.

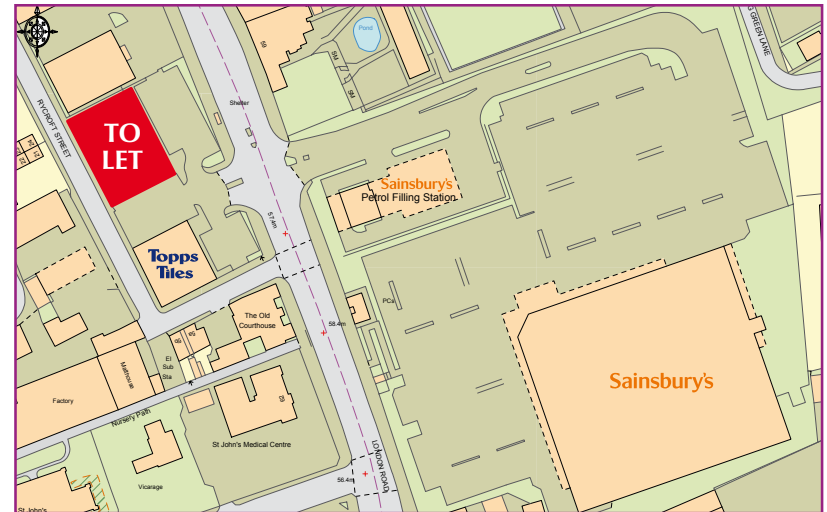
VIEWING

Viewings are by appointment with the agent:

Tim Horner
Tel: 020 7758 0403
Email: tim@eshp.com

Lauren Chew
Tel: 020 7758 0413
Email: lauren@eshp.com

Please view further details of this and other properties available at www.eshp.com



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020 7758 0400

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate



Non-Domestic Building

Unit B
56-58 London Road
GRANTHAM
NG31 6HR

Certificate Reference Number:
0996-0459-5230-6500-3703

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

← 30

This is how energy efficient the building is.

.....Net zero CO₂ emissions

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 671
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 55.19

Benchmarks

Buildings similar to this one could have ratings as follows:

16 If newly built

43 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.