

INDUSTRIAL

FOR SALE



Swingbridge Road, Grantham
NG31 7XT

#1226389/2025D

Eddisons

SWINGBRIDGE ROAD

GRANTHAM, NG31 7XT



Agreement

For Sale



Detail

INDUSTRIAL BUILDING



Price

OIRO £800,000



Size

1,122 sq m (12,079 sq ft)



Location

Grantham, NG31 7XT



Property ID

#1226389/2025D

For Viewing & All Other Enquiries Please Contact:



WILLIAM WALL

BSc (Hons) MRICS

Director

will.wall@eddisons.com

07717 546269

01522 544515

Property

The property comprises a detached industrial building of steel portal frame construction with brick/block walls surmounted by lined corrugated sheet cladding and a similarly clad roof incorporating translucent roof light panels.

The unit provides an open plan factory area with solid concrete floor, a minimum working height of 4.27 metres and vehicular access loading doors. There are further works areas off the main factory space, together with two storey offices to the front, which are finished to a modern standard with carpet/vinyl/laminated flooring, painted plastered walls and suspended ceilings incorporating inset lighting and gas fired central heating radiators.

There are three further storage buildings to the rear together with loading/circulation around the main building and car parking to the front.

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 ²	ft ²
Main Warehouse	889	9,570
Ground and First Floor Offices	78	840
Outbuildings	155	1,669
Total GIA	1,122	12,079

Energy Performance Certificate

Rating: D80

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

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 use as a Factory under Class 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:	Laundry Premises
Rateable Value:	£50,000

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 **For Sale** Freehold with vacant possession.

Price

OIRO £800,000

VAT

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

Legal Costs

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

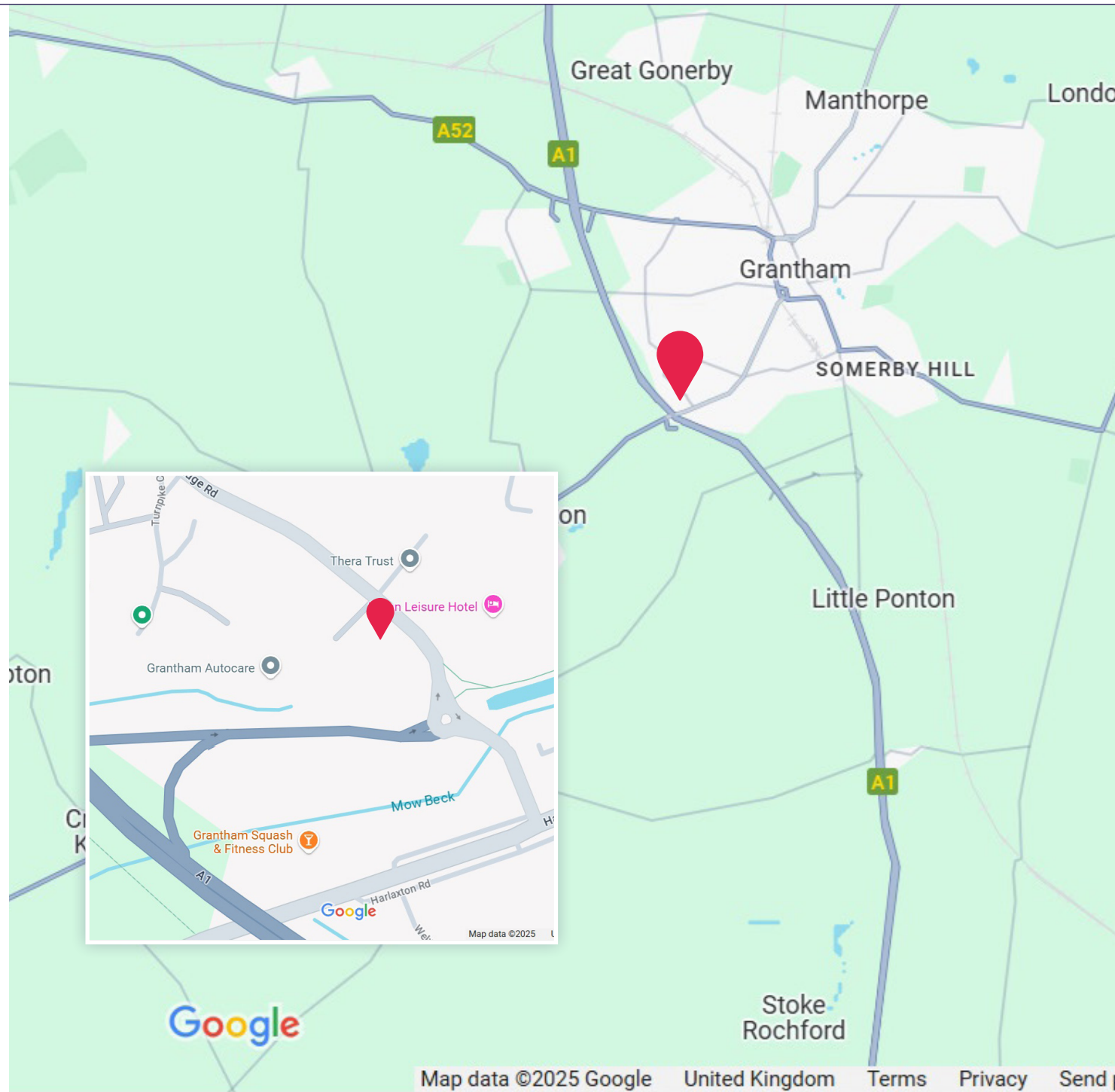
Anti-Money Laundering

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 occupies a prominent location at the junction of Swingbridge Road with Harlaxton 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).

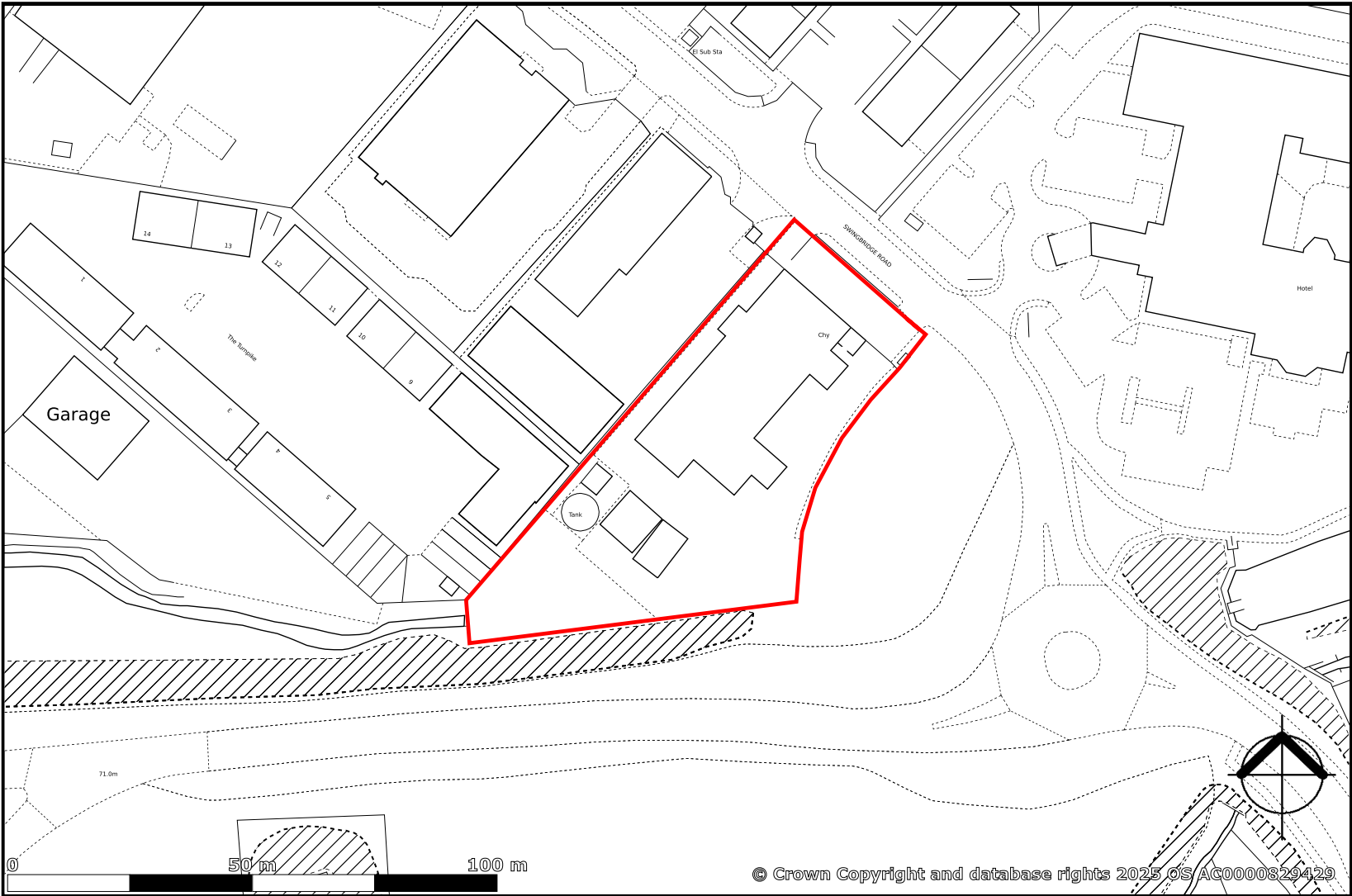








Micronclean, Swingbridge Road, Grantham, NG31 7XT



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Plotted Scale - 1:1,250