

FACTORY COMPLEX

FOR SALE



**Londonthorpe Lane, Grantham
NG31 9SJ**

#1226547/2025D

Eddisons

LONDONTHORPE LANE

GRANTHAM, NG31 9SJ



Agreement

For Sale



Detail

Factory Complex



Price

OIEO £3.5 million



Size

7,066 sq m (76,058 sq ft)

2.7 hectares (6.7 acres)



Location

Grantham, NG31 9SJ



Property ID

#1226547/2025D

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

The property comprises a factory complex constructed in a number of workshop bays (plus two storey offices), which was extended and overlaid in the 1990s.

The industrial areas have solid concrete floors, suspended lighting/heating, seven vehicular access doors, various pipework/duct/air handling equipment and minimum working heights ranging from 3 metres to 5 metres.

The office areas are arranged over two floors, with stair access, ancillary WC and staff facilities.

There is loading and circulation around the building, with parking and extensive landscaping to the front plus an overspill car park/ expansion plot to the south east.

Accommodation

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

Area	m ²	ft ²
Offices	1,225	13,187
Production	5,396	58,085
Outbuildings	445	4,786
Total GIA	7,066	76,058

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. There are two electricity transformers on site with a combined estimated capacity of 1.6 MVA. 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 factory based uses 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:Factory and Premises

Rateable Value:£211,000

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, subject to a vacant possession.

Price

OIEO **£3.5 million**

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.

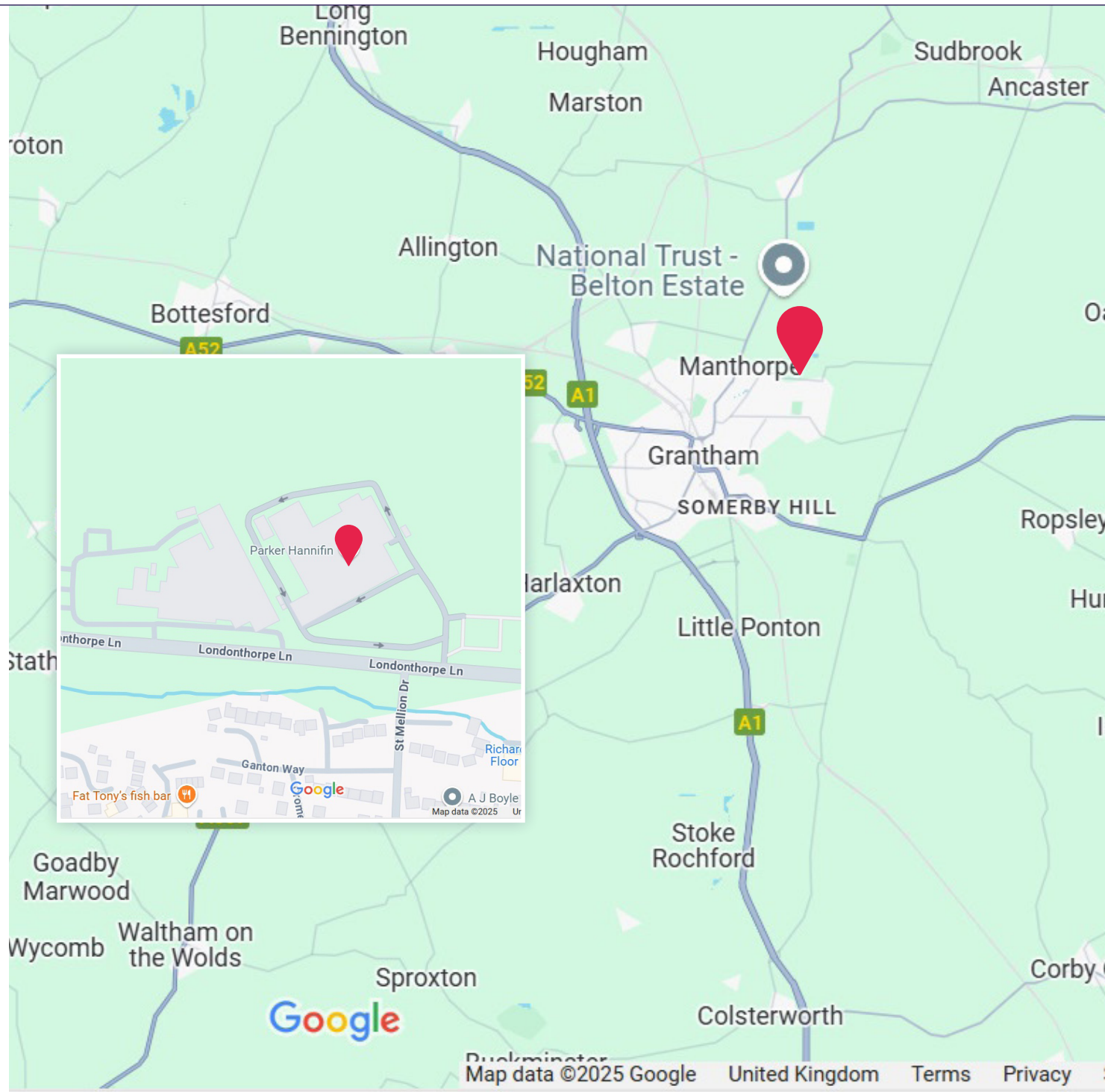
Anti-Money Laundering

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 convenient position to the north east of Grantham Town Centre. Neighbouring commercial occupiers include Vale Garden Houses. The property is otherwise surrounded by Belton Park Golf Club to the north and housing to the south.

Grantham is a thriving East Midlands Market Town lying immediately adjacent to the A1, with the benefit of an East Coast Mainline railway station and a resident population of 44,898 (2021 Census).









Parker Hannfin, Londonthorpe Road, Grantham



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Plotted Scale - 1:2,500