



Ancaster Hall, 13 Ermine St, Ancaster NG32 3PW

A Range of offices to let

Ancaster Main Street - Village  
location

Rents from £450 to £650 per  
calendar month

- 11 Self contained Office suites
- Communal gardens and car parking
- 17th-century property with unencumbered views
- Rents per office range from £450 to £650 per calendar month
- 12 month rolling agreements or longer available

## Summary

Size - 2 to 8 person offices

Rents - From £450 pcm to £650 PCM

EPC - D (55)

Utilities - Each unit is individually metered and the responsibility of the occupier

Planning - An application has been submitted for office use class

Availability - subject to planning the offices should be ready for April 2026

Legal fees- Each party to bear their own fees



## Description

Ancaster Hall is a 17th-century stone-built property with a pitched tile covered roof and hosts a number of period features. Currently the property comprises 11 self-contained Office units, including one rear detached annex. With communal gardens and ample allocated parking, this office hub offers a real home style office space. Each unit has a self contained bath or shower room, w/c and kitchen.

The spaces would suit all office and some lifestyle and leisure uses, such as Therapy rooms, small studios for yoga and salon or treatment rooms.



## Location

Ancaster, though a small rural village, boasts a variety of amenities such as its own railway station, nursery, primary school, doctor's practice, convenience store, public house, playing fields and a petrol station. The village is situated 6 miles west of Sleaford and 8 miles north of Grantham, on the northern side of the A153.

## Services

We are advised that all mains services are connected to the property with the exception of gas. These services have not been inspected or tested by the agent.

Each unit is individually metered to both water and electricity: - Water charges are billed directly to the tenant via the supplier. - Electricity is billed to the landlord and then charged to the tenants based on their usage as recorded by the sub-meter.



## Terms

Offices are offered to let on new lease with a 3 year term - shorter agreements are available but no less than 12 months with additional 6 months notice.

Offices rents range from £450 to £650 per month, and sizes range from 2 to 8 persons.

3 months deposits will be required.

Utilities are re charged to the tenant at cost.

## Viewing and Further Information

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