

**INDUSTRIAL UNIT**

**TO LET**



**Unit 7 & 8, Royal Oak Business Park, East Road, Sleaford  
NG34 7DG**

#1226448/2025F

**Eddisons**

# UNIT 7 & 8, ROYAL OAK BUSINESS PARK

EAST ROAD, SLEAFORD, NG34 7DG



Agreement

To Let



Detail

Industrial Unit



Rent

£16,000 pax



Size

195.14 sq m (2,100 sq ft)



Location

Sleaford, NG34 7DG



Property ID

#1226448/2025F

**For Viewing & All Other Enquiries Please Contact:**



**WILL NUTTALL**

**MSc  
Surveyor**

[will.nuttall@eddisons.com](mailto:will.nuttall@eddisons.com)

07842 218527

01522 544515

## Property

---

The open plan workshop area has a minimum working height of 3.7 metres and maximum of 5.33 metres. The unit benefits from a WC, kitchenette and LED lighting, two roller shutter doors and two personnel doors.

## 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 <sup>2</sup>	ft <sup>2</sup>
Total GIA	195.14	2,100

## Energy Performance Certificate

---

Rating: Exempt

## 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 under 17/1604/FUL for use within B1(c) 'for any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)' prior to the change in the use classes order in September 2020. Following this change, Class B1(c) was amalgamated within the new Class E (commercial, business and service), as such the current use of the unit is Class E.

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

---

**Charging Authority:** North Kesteven District Council  
**Description:** Workshop and Premises  
**Rateable Value:** £10,000

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 **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

---

**£16,000 per annum exclusive**

## Maintenance Charge

---

An annual maintenance charge of approximately £50 + VAT is payable.

## VAT

---

VAT may be charged in addition to the rent 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 tenants 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

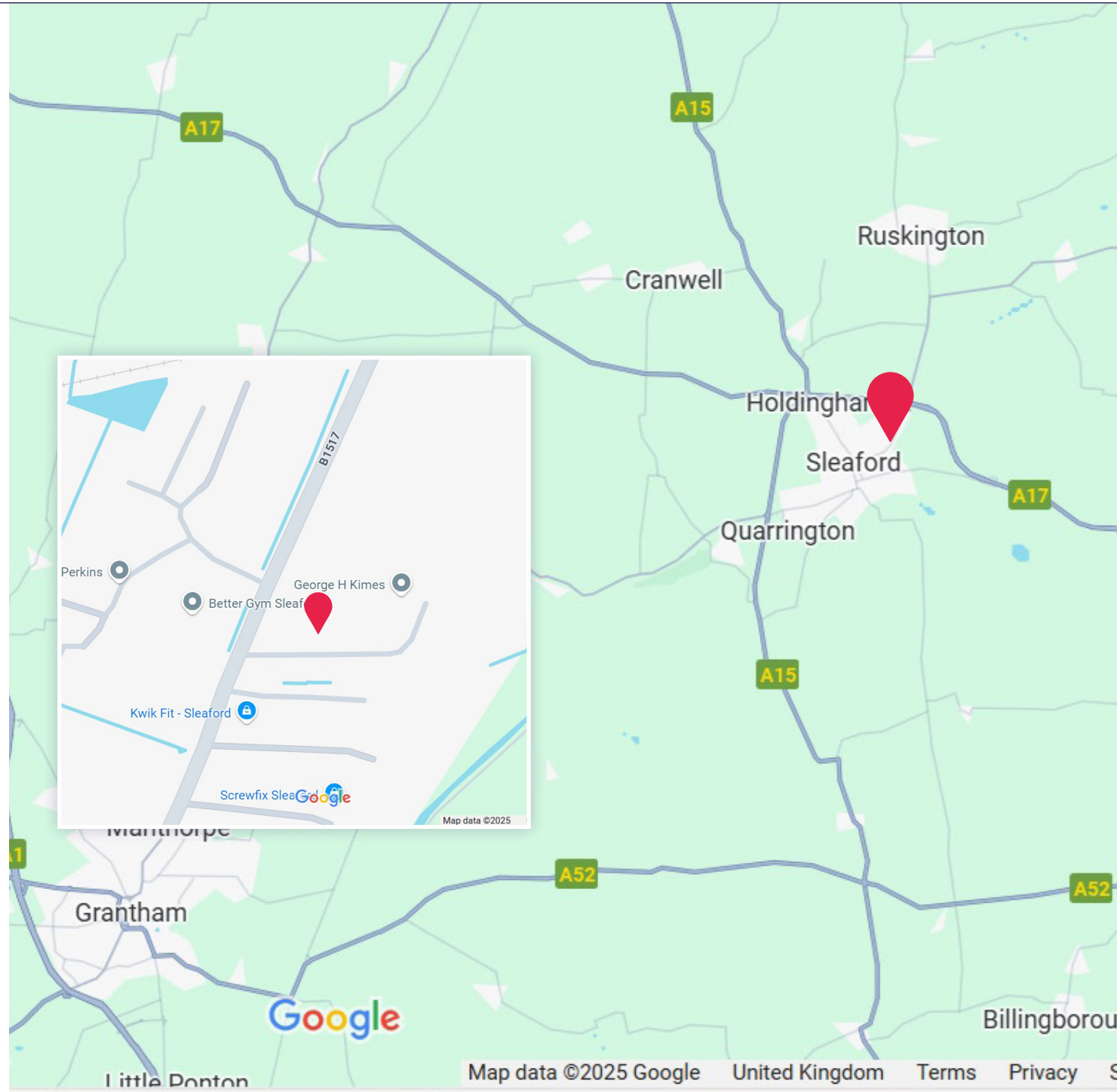
---

Sleaford is an historic market town located approximately 11 miles north east of Grantham and 17 miles south of Lincoln.

The town is well-connected by road, with the A17 and A15 providing direct routes to nearby cities, facilitating easy travel for residents and visitors alike. Sleaford Railway Station offers services to Lincoln, Nottingham and Peterborough.

The site is located close to the A17, a strategic east west road link across Lincolnshire, connecting the A1 with east coast ports.

The site is located in an established industrial area in the north east of Sleaford and offers a strategic location due to its proximity to essential amenities and transport links.





Google



Unit 7 & 8, Melbourne Park, Royal Oak Business Park, Sleaford, NG34 7DG

