



Plot 6, Royal Oak Business Park, East Road, Sleaford, NG34 7EQ

Pygott & Crone

Plot 6, Royal Oak Business Park, East Road, Sleaford, NG34 7EQ

- New Secure Hardstanding area
- Enclosed with gated access
- 0.28 Hectare / 0.7 Acres
- Prominent Position
- Close Approximately to A17
- New FRI lease available

£12,000 PAX TO LET

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SITUATION - Sleaford sits on the cross roads of the A17 and A15 providing excellent access to several major towns together with the Cathedral City of Lincoln. Sleaford is a fast expanding town offering a wide selection of businesses and shops including national retail outlets. The A1 and Inter City rail services to London Kings Cross are available at either Grantham 17 miles away or Newark some 18 miles away.

DESCRIPTION - 0.28 Hectare (0.7 acres) secure hard standing compound is available to let adjacent to the recently redeveloped J.L.Priestley building and opposite George Kime's warehouse facility just off East Road in the market town of Sleaford (within close proximity to the A17 main transport link).

The yard benefits from a newly laid hardcore surface and is enclosed with gated access.

SERVICES - We are advised that no services are supplied to the site other than mains drainage.

RENT - £12,000 (twelve thousand hundred pounds) Per Annum Exclusive.

LEASE TERMS - The property is available by way of a new FRI lease with all terms remaining negotiable. The rent is to be payable monthly in advance.

DEPOSIT - An equivalent to 3 months' rent is required as a deposit and is payable on lease commencement.

LEGAL FEES - In the usual manner the ingoing tenant will be responsible for all legal fees incurred in this transaction.

VAT - VAT is to be charged in addition to the rent.

LOCAL AUTHORITY - North Kesteven District Council
Offices
Kesteven Street
Sleaford
Lincs
NG34 7EF

Tel: 01529 414155

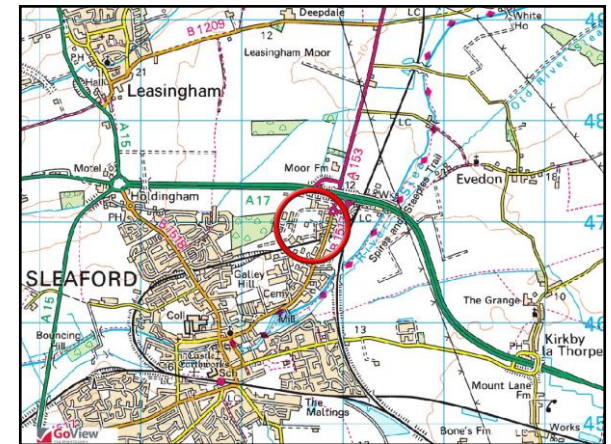
VIEWINGS - Viewing is strictly by appointment only.

Please contact Jasper Caudwell at Pygott & Crone on:

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