

UNIT 16 PRIDE COURT
SLEAFORD ENTERPRISE PARK
SLEAFORD
LINCOLNSHIRE

- Modern Unit
- Established Location
- GIA 93.3m² / 1004ft²
- Roller Shutter Door
- External Parking
- Toilet & Kitchenette Area
- Close Proximity to A17
- EPC - Exempt
- Flexible Terms Available
- Available immediately

Site Details

Situation

The property is located to the east of the market town of Sleaford, adjacent to Pride Court just off Pride Parkway with direct links to the main transport link A17 which is less than 1km (0.6 miles) away. Pride Court forms part of the largest Industrial Estate in Sleaford, Sleaford Enterprise Park.

The Surrounding Area is primarily industrial, interspersed with trade-retails. Occupiers which make up Sleaford Enterprise Park include Kiowa Ltd, Bailey Trailers, Lincolnshire County Council, FedEx, AW Repair group and various other local tenants which are all located within a 1.6km (1 mile) radius.

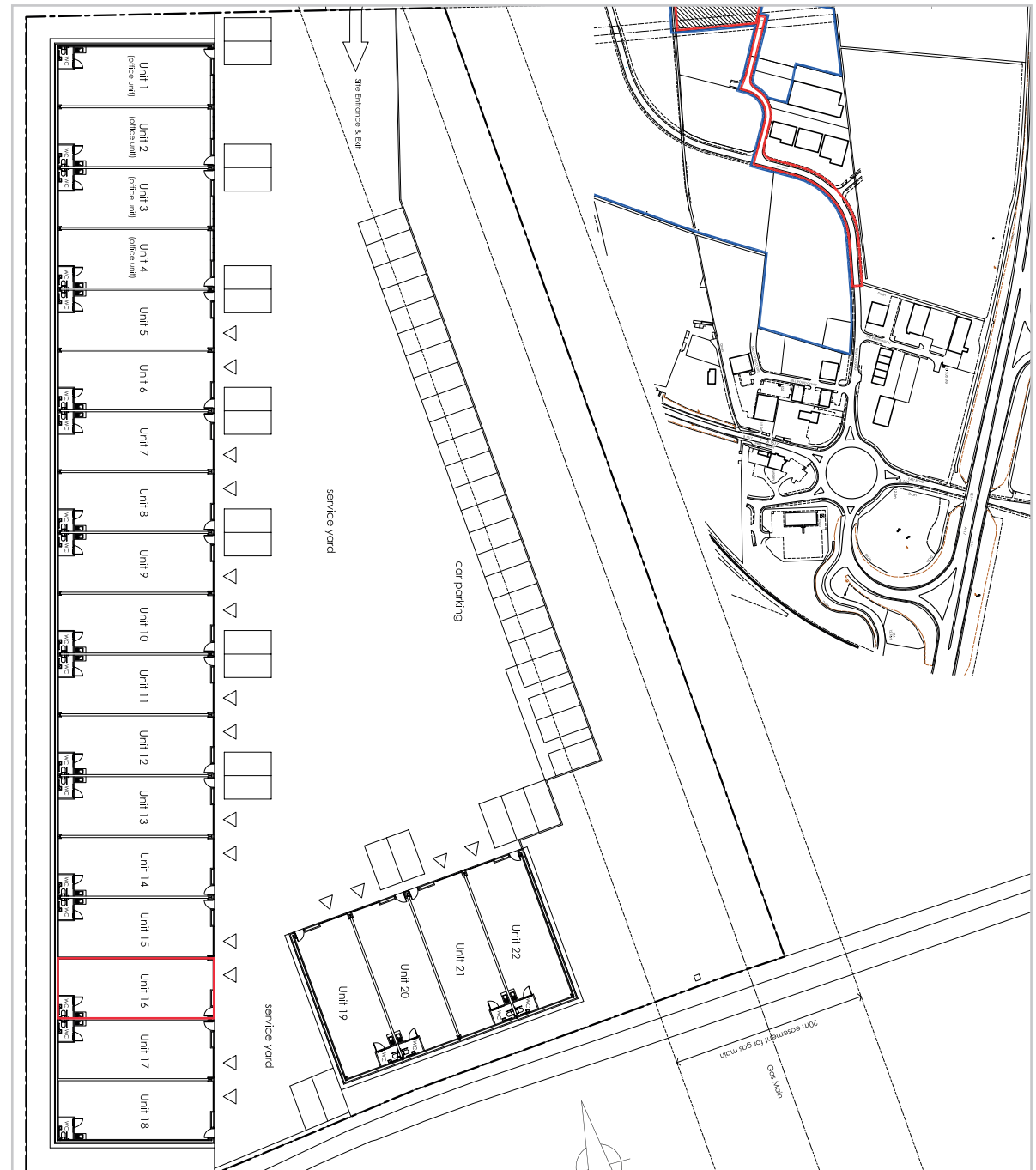
Sleaford is situated on the edge of the fens and is an attractive, busy small market town. The town is bypassed by the A17 and A15 which allow for access to numerous other towns and cities including Lincoln, Peterborough and Nottingham. Grantham and Newark both provide intercity rail services on the East Coast main line and direct access to the A1.

Accommodation

Unit 16 - 93.3 sq m (1,004 sq ft). The property benefits from toilet facilities and a kitchenette area.

Services

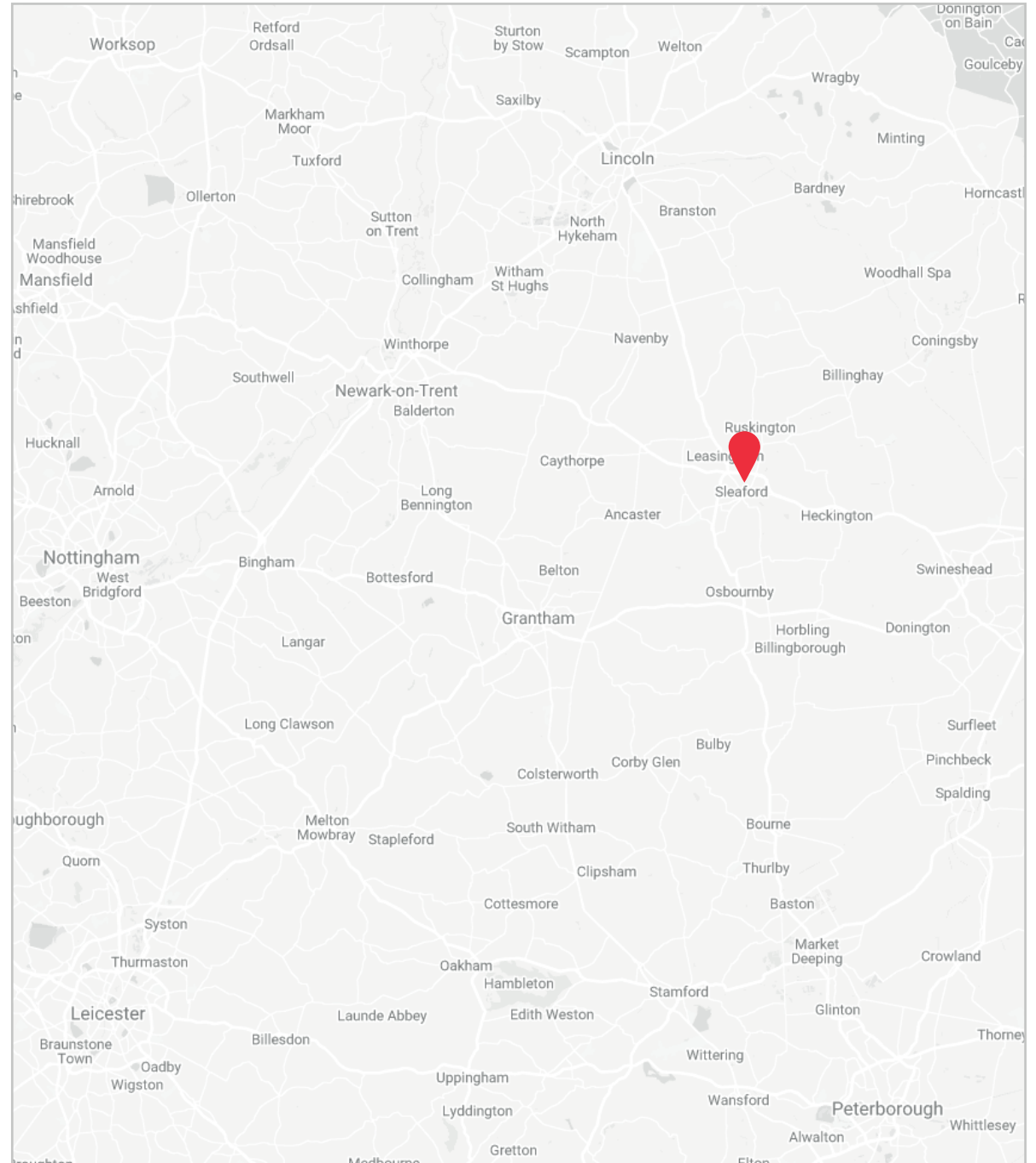
Pygott and Crone have been made aware that mains water, gas, electric and drainage are connected to the property. We understand that whilst there is a gas connected, it is not currently in use. The services or installations have not been serviced or tested.



Location & Transport

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Further Information

Rent

£5,000 Per Annum Exclusive, payable quarterly in advance on the usual quarter days.

Lease Terms

The property is available to let by way of a new FRI lease with full terms remaining negotiable.

Deposit

An equivalent to 3 months rental deposit is required and is payable on lease commencement.

Rateable Value

We are advised from enquiries to the Valuation Office Agency Website that the 2017 rateable value is £4,950. 100% Small Business Rate relief may apply.

Legal Fees

The ingoing tenant is to be responsible for the landlords legal costs incurred within this transaction.

VAT

The rent is subject to VAT being charged at the prevailing rate.

VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY.

Please contact Jasper Caudwell on:

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