

Business Premises To Let

On the instructions of Grantham Investments Limited



Unit 19 Sleaford Business Park East Road, Sleaford, Lincolnshire, NG34 7EQ

- Modern air-conditioned premises currently configured as offices
- Approximately 2,856 sq ft (265 sq m) over 2 floors
- Designated parking and loading to the front of the premises
- Popular business park located on the outskirts of Sleaford with easy access to A17
- Suitable for a mixture of commercial uses or trade counter operation (subject to planning)
- New lease available – quoting rent £20,000 per annum exclusive

Location

Sleaford Business Park is situated on the eastern edge of Sleaford and is in a good location with easy access to the Town Centre and the A17 bypass.

Sleaford is a busy and expanding Lincolnshire market town with a wide catchment area encompassing numerous villages and the RAF bases of Cranwell, Coningsby and Digby. Providing a good central county location, the town is within easy travelling distance of Boston (14 miles), Lincoln (19 miles) and Grantham (14 miles).

The unit is situated on Sleaford Business Park which is just off East Road, being one of the main roads in and out of Sleaford and is a busy and thriving commercial area of the town.

Accommodation

The property was constructed in 2000 and has a steel portal frame with a mixture brick and block and profile clad elevations. Internally the property was converted from industrial space into offices in 2006. There is a large open plan office area and various private offices and store rooms on both the ground and first floors. The property has air conditioning, double glazing, fire and intruder alarms, IT cabling and large glazed full height screen and roller shutter door to the main open plan office area. The property has the following Net Internal Area:-

Ground Floor – 1,985 sq ft (184 sq m) – including reception area, open plan office, private offices, male & female WCs, disabled WC, kitchenette and store rooms.

First Floor – 871 sq ft (81 sq m) – including offices, meeting area, open landing area and store room.

External

To the front of the property there is a designated staff and visitor car park.

Services

We understand that mains 3-phase electricity, water and drainage are all connected to the property but interested parties should contact the relevant service companies to confirm this.

Business Rates

The property has a Rateable Value of £14,250 with rates payable for the year from 1st April 2025 of approximately £7,111. Confirmation of the payable amount should be confirmed by North Kesteven District Council – tel. 01529 414155.

Tenure

The property is available to let by way of a new full repairing and insurance lease for a term to be negotiated at a commencing rent of **£20,000 plus VAT per annum exclusive**.

The rent is payable quarterly in advance by Direct Debit. The tenant will be required to pay a deposit equivalent to 3 months' rent prior to the commencement of the lease.

Energy Performance Certificate

The property has an Energy Performance Asset Rating of C (74). A copy of the certificate is available on request.

VAT

The rent payable is subject to VAT at the prevailing rate.

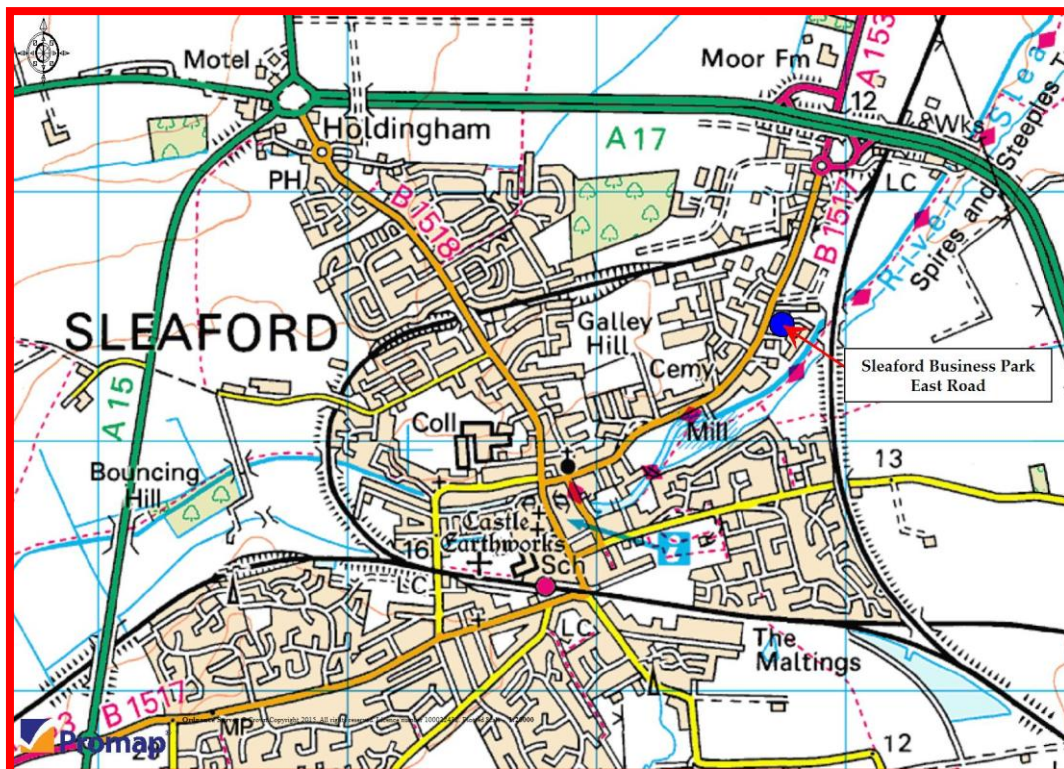
Legal Costs

Each party will be responsible for their own legal costs incurred in the preparation of a new lease.

Viewing

By prior arrangement with
Grantham Estates Tel: 01476 592960





(location plan to be used for identification purposes only)

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