

Light Industrial Unit To Let

On the instructions of Caunt Properties Limited



Unit 3 Sleaford Business Park East Road, Sleaford, Lincolnshire, NG34 7EQ

- Light industrial unit approx. 765 sq ft (71 sq m) Gross Internal Area
- Parking and loading area
- Suitable for a variety of business uses
- Good edge of town location on an established industrial estate with easy access to the A17 bypass
- Rent £6,500 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.

Description

Unit 3 Sleaford Business Park is of brick and block construction with a pitched tiled roof. To the back of the unit there is an area for parking and loading. The unit is suitable for a variety of light industrial uses.

Accommodation

Gross Internal Area approximately 765 sq ft (71 sq m) overall and is accessed via a pedestrian door and separate concertina workshop door to the back of the unit and a pedestrian door to the front. The unit is currently configured with office and storage areas and includes a single WC with wash handbasin. Windows and doors are UPVC.

Services

We understand that mains electricity (3 phase), 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 £4,900 with rates payable of approximately £2,117 for the year 2026/27.

Small business rates relief may be available for this property which could reduce the rates payable by 100% - please enquire directly with North Kesteven District Council.

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 **£6,500 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

A report has been commissioned and will be available shortly.

VAT

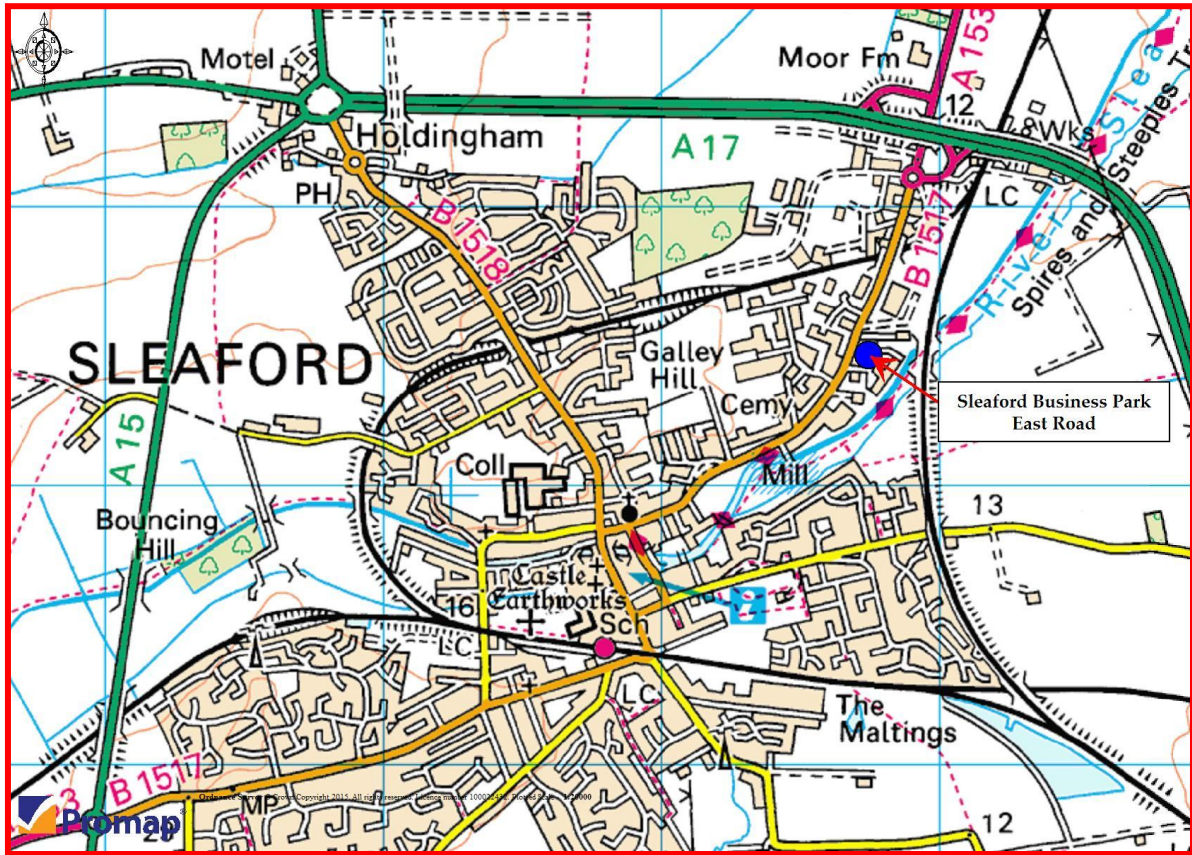
The rent payable is subject to VAT at the prevailing rate.

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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