

INDUSTRIAL BUILDING

FOR SALE

REDUCED PRICE



Hadley Road, Sleaford
NG34 7EG

#1227955/2025E



BTG
Eddisons

HADLEY ROAD

SLEAFORD, NG34 7EG



Agreement

For Sale



Detail

Industrial Building



Price

OIEO £1.2m



Size

2,273.9 sq m (24,481 sq ft)

on about 0.71 hectares
(1.75 acres)



Location

Sleaford, NG34 7EG



Property ID

#1227955/2025E

For Viewing & All Other Enquiries Please Contact:



WILLIAM WALL
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Director

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Property

The property comprises a detached warehouse building of steel portal frame construction with part brick/block and part lined corrugated sheet clad walls and a similarly clad roof incorporating translucent roof light panels. The building provides open plan warehouse areas with solid concrete floor, vehicular access loading doors and minimum working heights in the tallest warehouse bay of 7.27m. There is additional mezzanine storage.

There are two storey offices to the front, which are finished to a modern specification with carpeted flooring, painted plastered walls and suspended ceilings incorporating inset lighting and gas fired central heating radiators. There is an ample yard providing loading and circulation around the building and car parking to the front.

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 ²	ft ²
GF Office	94.1	1,013
FF Office	93.9	1,010
Warehouse	1,692	18,218
Total GIA	1,880	20,241
Mezzanine	393.9	4,240

Energy Performance Certificate

Rating: C63

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Services

We understand that mains water, electricity gas 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 for use as a Warehouse Factory under Class B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

Charging Authority: North Kesteven District Council
Description: Factory and Premises
Rateable Value: £75,500

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 **For Sale** Freehold with vacant possession.

Price

OIEO £1.2m

VAT

VAT may be charged in addition to the price at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

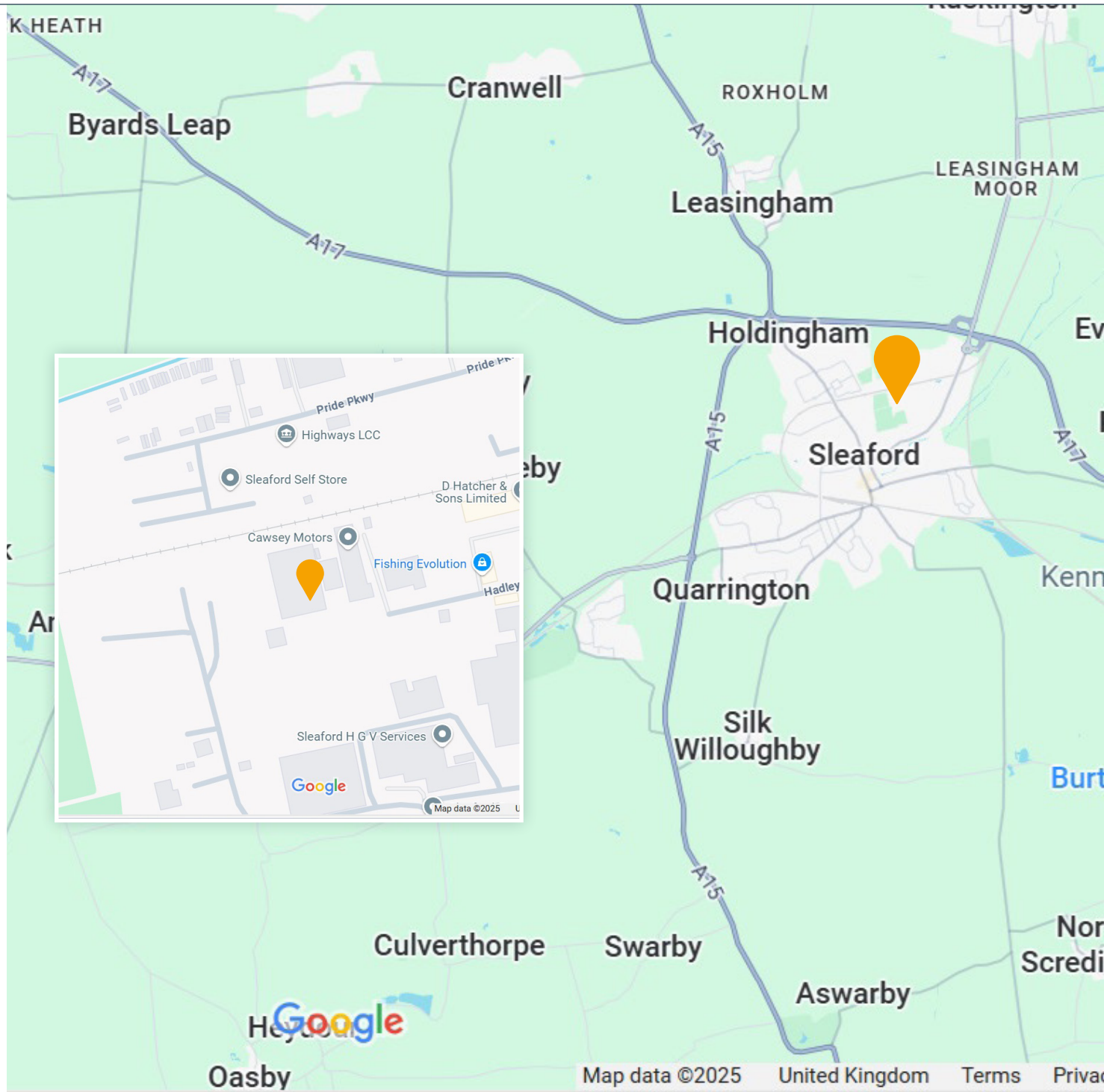
Anti-Money Laundering

Prospective purchasers 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

The property occupies a convenient established employment location just off East Road, a short distance from both Sleaford town centre and the A17 dual-carriageway.

Sleaford is a thriving East Midlands Market Town with a resident population of 19,087 (2021 Census).





Google





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