

## **Light Industrial Unit To Let**

*On the instructions of Caunt Properties Limited*



### **Units 15/16, Sleaford Business Park, East Road, Sleaford, Lincolnshire, NG34 7EQ**

- Light industrial unit approx. 1,617 sq ft (150 sq m), Gross Internal Area
- Well fitted out and suitable for a variety of commercial uses
- Separate pedestrian access and two roller shutter doors. Parking and loading areas.
- Good edge of town location on an established industrial estate with easy access to the A17 bypass
- Nearby occupiers include MKM Building Supplies, Screwfix, Howdens and Kwik-Fit
- Rent £13,500 per annum exclusive
- New lease available

## 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 15/16 Sleaford Business Park is of brick and block construction with a pitched tiled roof. A large common area yard to the front of the unit provides ample parking and loading. The unit is ideally suited for a variety of commercial uses.

## Accommodation

The unit has internal dimensions of 56'9 x 28'6 (1,617 sq ft).

The two units were previously converted into one unit some time ago and have recently been fitted out with suspended ceiling, LED lighting and partitioned rooms.

WC with wash hand basin and kitchenette

Two electric roller shutter doors and pedestrian entrances. Approx. 12' to eaves.

## Services

We understand that mains electricity (3 phase) and mains water are 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 £7,300 with rates payable of approximately £3,643 for the year 2025/26.

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 **£13,500 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. New lease available.

## Energy Performance Certificate

The property has an Energy Performance Asset Rating of E (115). A copy of the certificate is available on request.

## VAT

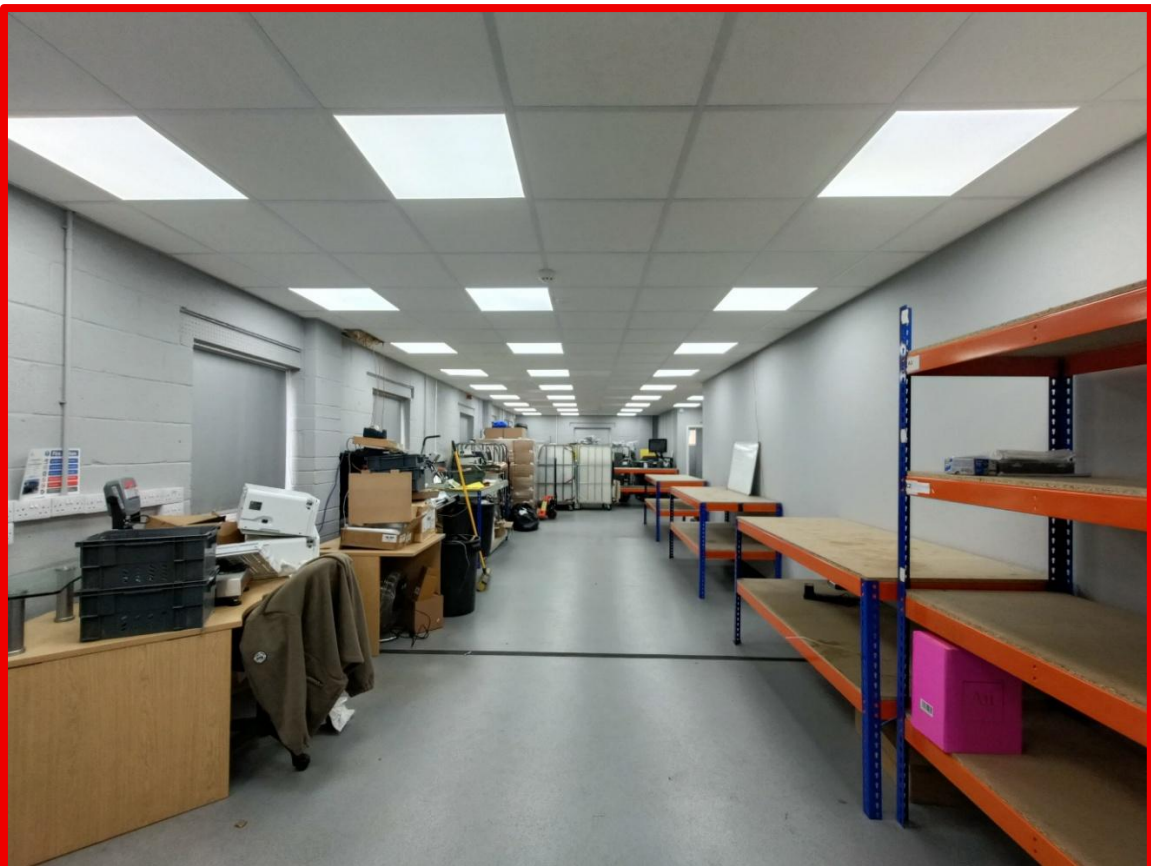
The rent payable is subject to VAT at the prevailing rate.

## Legal Costs

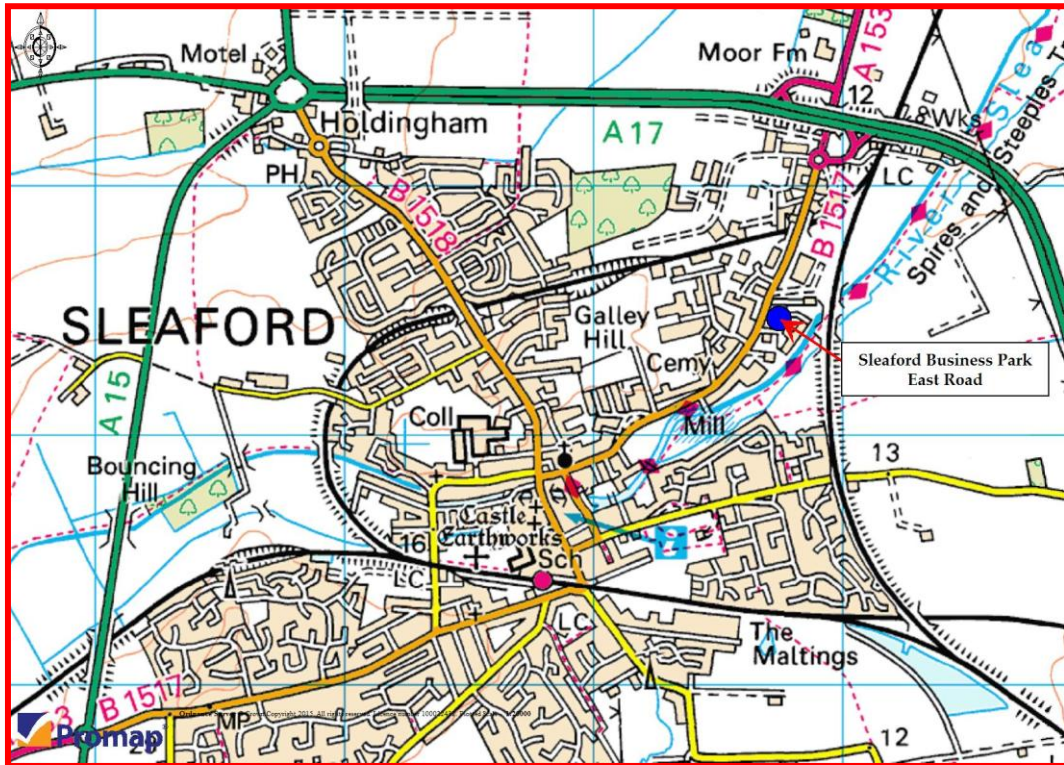
Each party will be responsible for their own legal costs incurred in the preparation of a new lease.

## Viewing

By prior arrangement with  
**Grantham Estates Tel: 01476 592960**







(location plan to be used for identification purposes only)

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