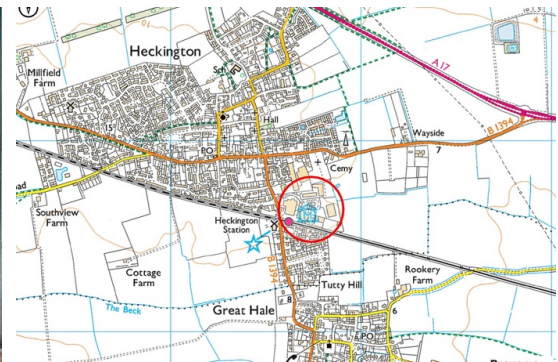




TO LET - MODERN INDUSTRIAL UNIT / STORE

UNIT 1D HECKINGTON BUSINESS PARK, STATION ROAD,
HECKINGTON, SLEAFORD, NG34 9JH

- Modern Industrial Unit/Store in an established Commercial Location close to the centre of the village of Heckington
- GIA approx 70 M2 (755 FT2)
- Eaves height approx. 3.45 metres (11 feet 4 inches)
- 3 phase electricity supply provided
- New effective full repairing and insuring lease available for a minimum term of 3 years

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£6,800 P.A.X. LEASEHOLD | 70 M2 (755 FT2)

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LOCATION

Heckington is a large and expanding predominately Residential Village situated approximately 5 miles East of the Market Town of Sleaford and just off the A17 which bypasses the Village and links the Towns of Sleaford and Boston.

Station Road Business Park is an established business location close to the centre of the Village with the subject property being located within a block-paved Courtyard surrounded by similar Industrial Units.

DESCRIPTION

Unit 1D at Heckington Business Park briefly comprises a terraced modern Industrial Unit/Store which we believe was built during the late 1980's of steel portal framed construction with brick external elevations under a pitched and insulated profiled metal roof covering.

Unit 1D benefits from a WC facility, 3 phase electricity supply and manual roller shutter door to the front elevation leading to a shared yard and car park. The Unit has an eaves height of approximately 3.45 metres (11 feet 4 inches).

ACCOMMODATION

The property provides the following accommodation and has been measured on a gross internal area basis:

Description	Sq ft	Sqm
Unit 1D - Industrial Unit/Storage	755	70

SERVICES

We understand that the property is connected to mains electricity (with 3 phase supply), gas, water and drainage.

We have not carried out tests on any of the services or appliances and interested parties should arrange for their own tests to ensure that services are in good working order prior to entering into a commitment to take a new lease in respect of this property.

TOWN AND COUNTRY PLANNING

Unit 1D at Heckington Business Park has been used for a number of years as an Industrial Unit and as such has an established use covered by Use Class E covering General Industrial Uses to include Workshop.

Prospective tenants should make their own enquiries regarding planning-related matters via the Planning Department at South Kesteven District Council Tel: 01529 414155.

BUSINESS RATES

Unit 1D at Heckington Business Park is assessed under the 2026 Rating List as a Workshop and Premises with a Rateable Value of £4,100.

Subject to the prospective new tenant meeting certain criteria, it is possible that 100% exemption from the payment of Business Rates could be claimed in respect of this property utilising the Government's Small Business Rate Relief Initiative.

For further information and confirm the level of Business Rates potentially payable, prospective tenants should contact North Kesteven District Council Tel: 01529 414155

LEASE & RENTAL TERMS

The property is to be made available by way of a new effective full repairing and insuring lease for a minimum term of 3 years.

£6,800 per annum exclusive of VAT at the appropriate rate, if applicable.

SERVICE CHARGE AND BUILDINGS INSURANCE

The ingoing tenant will be responsible for the payment of Maintenance Rent equating to approximately £888 per annum plus VAT and the current buildings insurance premium is £299.88 per annum plus VAT. It is anticipated that rent, maintenance rent and buildings insurance will be paid by the ingoing tenant on a monthly in advance basis.

EPC

Unit 1D at Heckington Business Park has an EPC Rating of D85.

VAT

We understand that VAT will be charged upon the rent and other outgoings to be paid under the terms of the new lease to be granted.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

AGENT

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07919 694235
william.gaunt@brown-co.com

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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Property and Business Consultants