

TO LET



Industrial Unit

Unit 21&22
Sleaford Business Park
East Road
Sleaford
Lincolnshire
NG34 7EQ

*On the instructions of
Grantham Investments
Limited*

New Lease available

Rent £22,000 pax

- **LIGHT INDUSTRIAL UNIT INCLUDING OFFICE ACCOMMODATION**
- **UNIT APPROX. 5,000 sq ft OVERALL**
- **ENCLOSED YARD – 4,700 sq ft APPROX PROVIDING AMPLE LOADING AND PARKING AREA**
- **POPULAR INDUSTRIAL ESTATE LOCATION ON THE OUTSKIRTS OF SLEAFORD WITH EASY ACCESS TO THE A17 BYPASS**
- **A RARE OPPORTUNITY TO ACQUIRE AN INDUSTRIAL UNIT WITH ITS OWN PRIVATE YARD**
- ***FLEXIBLE TERMS AND RENT DISCOUNTS AVAILABLE subject to negotiation***

Unit 21&22 Sleaford Business Park,
Sleaford, Lincolnshire NG34 7EQ

01476 592960

Location

East Road Industrial Estate 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 also Grantham (14 miles)

The Unit is situated on the East Road Industrial Estate, having access onto the main road out of Sleaford, in a busy and thriving commercial area of the town.

The Premises

The property is of brick and block construction with corrugated sheet roofing and partial cladding to the front. The following accommodation is provided (all dimensions quoted are approximate):-

Reception Area (15' 4" x 6' 8") – carpeted with spot lights to ceiling and electrical power points.

Office 1 (16' 8" x 11' 0") – fluorescent lighting and ample electric and telephone points. Sealed unit double glazed window with security bars.

Office 2 (7' 10" x 11' 0") – fluorescent light and ample electric and telephone points. Sealed unit double glazed window with security bars.

Office 3 (15' 0" x 12' 4") – with fluorescent lighting and sealed unit double glazed window with security bars.

2 Single WC's – with wash handbasins and "Heat Store" hot water system above.

Oil fired boiler provides central heating to the offices.

Warehouse (approx 3,970 sq ft GIA) – with pedestrian door and manual roller shutter door approximately 14' 10" wide and 15' 6" high, fluorescent lighting throughout and high-level windows to rear.

Oil fired floor standing hot air heater to warehouse.

Stairs lead to

Mezzanine Area (15' x 48') – providing storage space and partitioned staff room.

Outside

Tarmac yard to the front of the unit with palisade fencing & gates providing ample parking/loading area.

Security lights to the front of the unit and outside tap, bunded oil tank.

The premises are alarmed.

Services

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

Outgoings

We are advised by North Kesteven District Council that the property currently has a Rateable Value assessed at £20,500 with rates payable for the year from April 2010 of approx £8,487.00

VAT

VAT applies to rent on this property.

Tenure

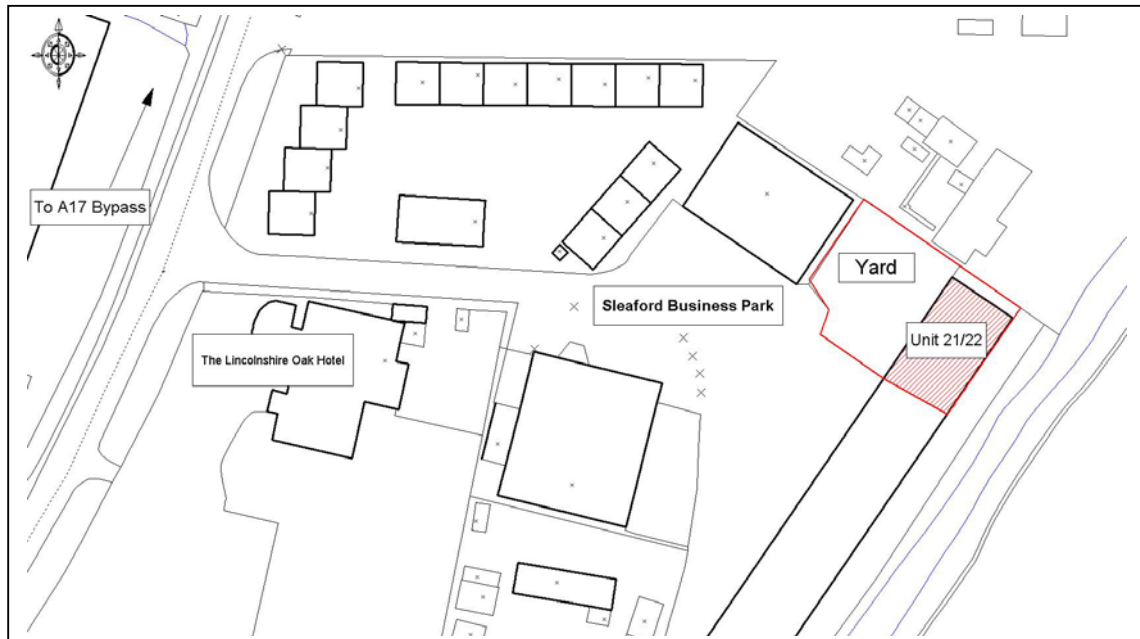
The premises are available by way of new full repairing and insuring Lease at an initial quoting rent of £22,000 per annum exclusive for a term to be negotiated.

Viewing

By appointment only with **Grantham Estates Tel: 01476 592960**

Agents Note

As is usual, the in-going tenant will be responsible for the Landlord's reasonable legal fees incurred in this transaction.



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