

# TO LET



## Industrial Unit

Unit 26  
Sleaford Business Park  
Sleaford  
Lincolnshire  
NG34 7EQ

*On the instructions of  
Grantham Investments  
Limited*

New Lease available  
**Rent £15,000 pax**

- Industrial Unit with offices
- Approximately 4,352 sq ft (404 sq m) GIA overall
- Ample loading and parking area
- Good edge of town location on an established industrial estate with easy access to the A17 bypass

Unit 26 Sleaford Business Park  
Sleaford, Lincolnshire NG34 7EQ

**01476 592960**

- 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 also Grantham (14 miles)
- Description** Unit 26 Sleaford Business Park is of brick and block construction with profile cladding to elevations and roof. The frontage provides ample parking and loading area. (all dimensions quoted are approximate)
- Accommodation** **Unit 26** – 89'5 x 48'8 – 4352 sq ft (404 sq m) overall  
Open warehouse space with oil fired heating  
Single WC  
Store room  
Concertina Warehouse door 16' wide, 15' high  
15'4 to eaves
- 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.
- Rateable Value** The rateable value for this property is due to be reassessed.
- Tenure** The property is available by way of a new full repairing and insuring lease for a term to be negotiated and at a commencing rent of **£15,000 per annum exclusive**.
- VAT** The rent payable is subject to VAT at the prevailing rate.
- Legal Costs** The ingoing tenant will be responsible for the Landlord's reasonable legal fees incurred in this transaction.
- Viewing** By prior arrangement with **Grantham Estates Tel: 01476 592960**

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