



Sleaford Station Business Centre, Station Road, Sleaford

NG34 7RG

#M9993/2023F

Sleaford Station Business Centre

Station Road, Sleaford, NG34 7RG



Agreement

To Let



Detail

Offices



Rent/

£1,100- 10,000 pax



Size

17-82.03 sq m (175-883 sq ft)



Location

Sleaford, NG34



Property ID

#M9993/2023F

For Viewing & All Other Enquiries Please Contact:



WILL NUTTALL

BA (Hons)
Surveyor

will.nuttall@bankslong.com

07842 218527

01522 544515

Property

The property comprises a converted former railway building providing individual ground and first floor offices which benefit from carpeted floors, painted plastered walls, overhead fluorescent lighting, gas fired radiators and voice entry phone system. The premises benefits from communal kitchen and WC facilities. Unit 1 is a ground floor, self contained office.

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
Unit 1	82.03	883
Unit 4	19.41	209
Unit 5	16.25	175
Unit 7	09.01	97

Energy Performance Certificate

Rating: C63

Services

We understand that mains gas, water and electricity supplies are available and connected to the property. These have not been tested and 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 uses falling within Class B1 (Offices) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Alternative uses may be appropriate subject to receipt of necessary Planning Consent. Interested parties are advised to contact North Kesteven District Council on 01529 414155.

Rates

Charging Authority: North Kesteven District Council

Description: Offices and Premises

Rateable value: Unit 1: £5,700

Unit 4: £1,775

Unit 5: 1,500

Unit 7: £810

UBR: 0.512

Period: 2023-2024

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 **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

Unit 1 - £10,000 PAX

Unit 4 - £2,400 PAX

Unit 5 - £2,000 PAX

Unit 7 - £1,100 PAX

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development. Buildings insurance will be charged in addition.

VAT

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

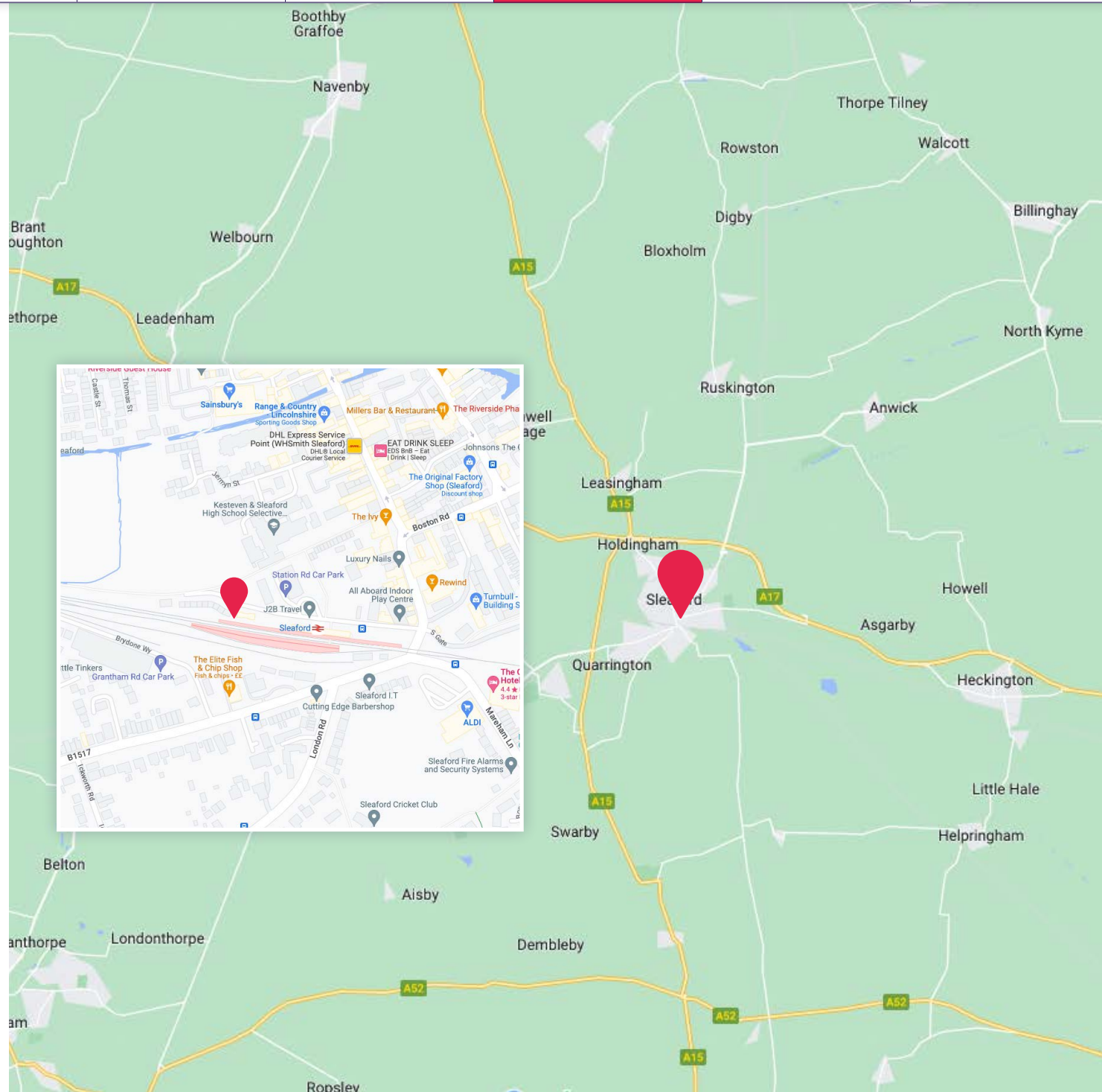
Legal Costs

The ingoing tenant with contribute £210 plus VAT towards legal costs of a new tenancy agreement.

Location

The premises are located on Station Road, a short walk from the heart of Sleaford town centre with town centre amenities and car parking. The business centre is adjacent to Sleaford Railway Station.

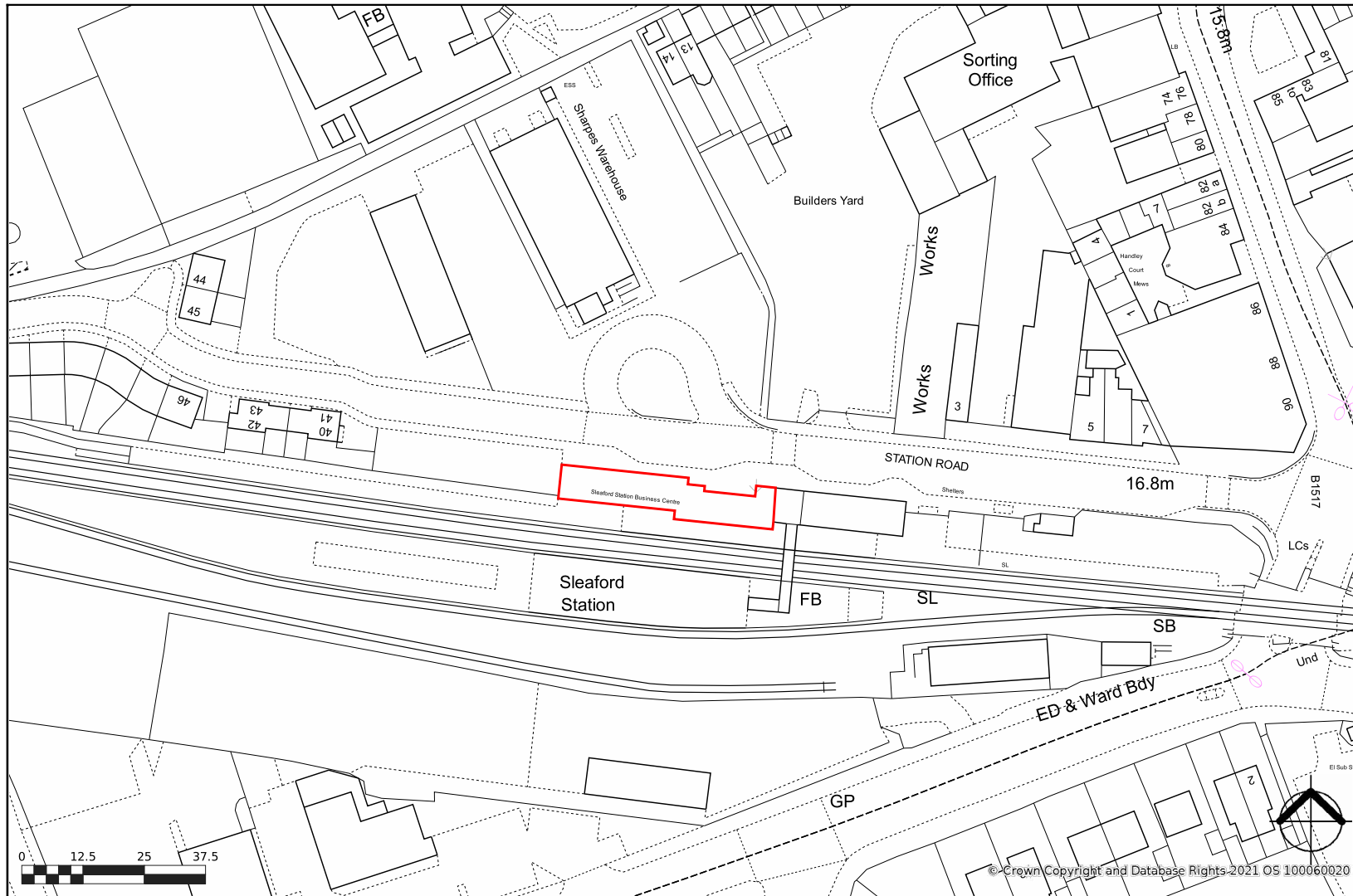
Sleaford is a popular market town at the junction of the A15 and A17 with the benefit of rail links to Boston, Grantham and Nottingham.







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Plotted Scale - 1:1,250