



MODERN SERVICED OFFICE SUITE

UNIT 4 ,PATTINSON HOUSE, EAST ROAD, SLEAFORD
NG34 7EQ

- Total NIA approximately 270 ft2 (25.1m2) per Suite.
- On-site shared communal car parking.
- New internal repairing lease available on terms to be agreed.
- Shared Kitchen and WC Facilities.
- Office Suites, 7, 8 & 8A are also available by separate negotiation.

RENT: £2,900 P.A.X. LEASEHOLD

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LOCATION

Pattinson House is situated to the North East of the centre of the Market Town of Sleaford in close proximity to the A17 Dual Carriageway which bypasses the Town.

As of the 2011 Census, Sleaford had a resident population of approximately 17,000 people with the Town being located approximately 18 miles from the Market Town of Boston and approximately 17 miles from the Market Town of Newark. The City of Lincoln is located approximately 18 miles to the North.

DESCRIPTION

Pattinson House briefly comprises a detached two storey structure accessed immediately off East Road via a privately-owned Estate Road in the ownership of our landlord clients.

The Office Suites within Pattinson House are arranged over Ground and First Floors served via a personnel lift thereby offering DDA Compliance and benefit from individual entry phones, central heating, suspended ceilings and shared Kitchen and WC facilities (with disabled provision). Allocated parking is provided to the frontage. Office Suite 4 is on the first floor and Office Suites 7, 8 & 8A are located on the ground floor and are available by separate negotiation.

ACCOMMODATION

Office 4 has been measured on a net internal area basis:

Description	m2	Sq.ft
Office Suite 4	25.1	270

SERVICES

We understand that Pattinson House benefits from connection to mains electricity, gas, water and drainage. We understand that gas-fired central heating is provided to the property.

Prospective tenants are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to take a new lease in respect of the Serviced Office Suite.

TOWN AND COUNTRY PLANNING

The Suite has previously been used for Office/Storage purposes and therefore has an established use now covered by Use Class E of The Use Classes Order 2020.

We would recommend that potentially interested parties make their own planning-related enquiries via the Planning Department at North Kesteven District Council. Tel: 01529 414155.

BUSINESS RATES

The rental terms quoted below are exclusive of any liability that any incoming tenant may incur in respect of Non Domestic Business Rates. The Billing Authority in respect of this matter is North Kesteven District Council. Tel: 01529 414155.

LEASE TERMS

A new internal repairing lease is available for a term to be negotiated.

RENTAL TERMS

The Office Suite is available at a rent of £2,900 per annum.

SERVICE CHARGE

The tenant is to pay a fair proportion of the landlord's costs in maintaining the shared areas within the property. A copy of the current service charge budget is available on request.

EPC

The property has an EPC rating of C68.

VAT

We understand that VAT will not be charged on any rent agreed.

LEGAL COSTS

As is usual the incoming Tenant will be responsible for our client's reasonable legal fees incurred in this transaction. For leases under 3 years, our fee for producing the agreement is £300 +VAT.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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