



1ST FLOOR OFFICE/STORAGE UNIT

UNIT 13C, 97A EAST ROAD, SLEAFORD NG34 7EH

- NIA approximately 1,084 ft² (100.7m²).
- On-site shared communal car parking.
- Rent excludes service charge, building insurance, water and electricity.
- New effective internal repairing and insuring lease available on terms to be agreed.
- Shared WC and Kitchen Facilities.

RENT: £5,000 P.A.X. LEASEHOLD

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BROWN & CO JH Walter

LOCATION

97A East Road 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

97A East Road briefly comprises a detached Industrial Unit of concrete portal frame construction accessed immediately off East Road, Sleaford. The Unit has been converted to create a number of Offices, Stores and Industrial Units.

Unit 13C is first-floor Office/Store comprising of 3 x Offices divided by stud partitioning. The Office/Storage space benefits from carpet flooring, suspended ceiling, lighting and shared WC & Kitchen facilities.

ACCOMMODATION

The Office/Store Unit has been measured has been measured on a net internal area basis:

Description	m2	Sq.ft
Office	25.6	276
Store	51.1	550
Store	24.0	258
Total NIA	100.7	1,084

SERVICES

We understand that 97A East Road benefits from connection to mains electricity, water and drainage.

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 the property.

TOWN AND COUNTRY PLANNING

The Unit has previously been used as a Office/Store 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

We believe that Unit 13C has a Rateable Value under the 2023 Rating list of £3,200 and is described as an Office and Premises. The Billing Authority in respect of this matter is North Kesteven District Council. Tel: 01529 414155.

Subject to the ingoing tenant meeting certain criteria, it is possible to claim up to 100% exemption from the payment of Non-Domestic Business Rates utilising the Government's Small Business Rate Relief Initiative. We would recommend that prospective tenants contact North Kesteven District Council regarding this matter Tel: 01529 414155.

LEASE TERMS

We are quoting a rent of £5,000 per annum for Unit 13C.

RENTAL TERMS

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

The rent excludes tenants contribution towards service charge, buildings insurance, electricity and and water.

EPC

The property has an EPC rating of D98.

VAT

We understand that VAT will be charged on any rent agreed.

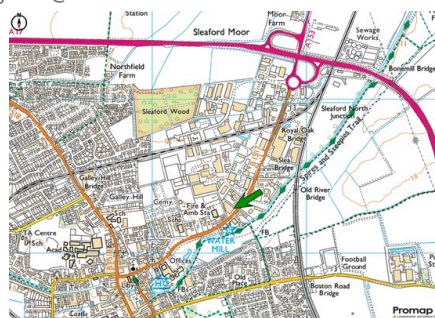
LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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