



**Jewsons, Oak Park, Sleaford,
NG34 7EQ**

#10692/2023K

Jewsons, Oak Park

Sleaford, NG34 7EQ



Agreement

To Let



Detail

Industrial



Rent

£36,400 pax



Size

716.37 sq m (7,771 sq ft)



Location

Sleaford, NG34



Property ID

#10692/2023K

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a former trade counter builders' merchants of steel portal frame construction with ancillary offices and warehouses space situated on 1.03-acre site. The first floor comprises office accommodation including WC's and a kitchen. The ground floor is arranged as a trade counter with office accommodation and retail space. The trade counter is interconnecting with the warehouse which comprises two electric roller shutter doors, LED lights and a minimum working height of 4.5m with a 6.5m height to the apex.

Externally the units provide a substantial yard area totalling 0.75 acres and ample car parking to the front.

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
Total GIA	716.37	7,771

Energy Performance Certificate

Rating: C72

Services

We understand that mains water, electricity and drainage 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 E(g)(iii) (Industrial Processes) and B8 (Storage & Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: North Kesteven District Council
Description: Builders Merchants and Premises
Rateable value: £37,250
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 an assignment or sub-let of the current lease.

Rent

£36,400 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

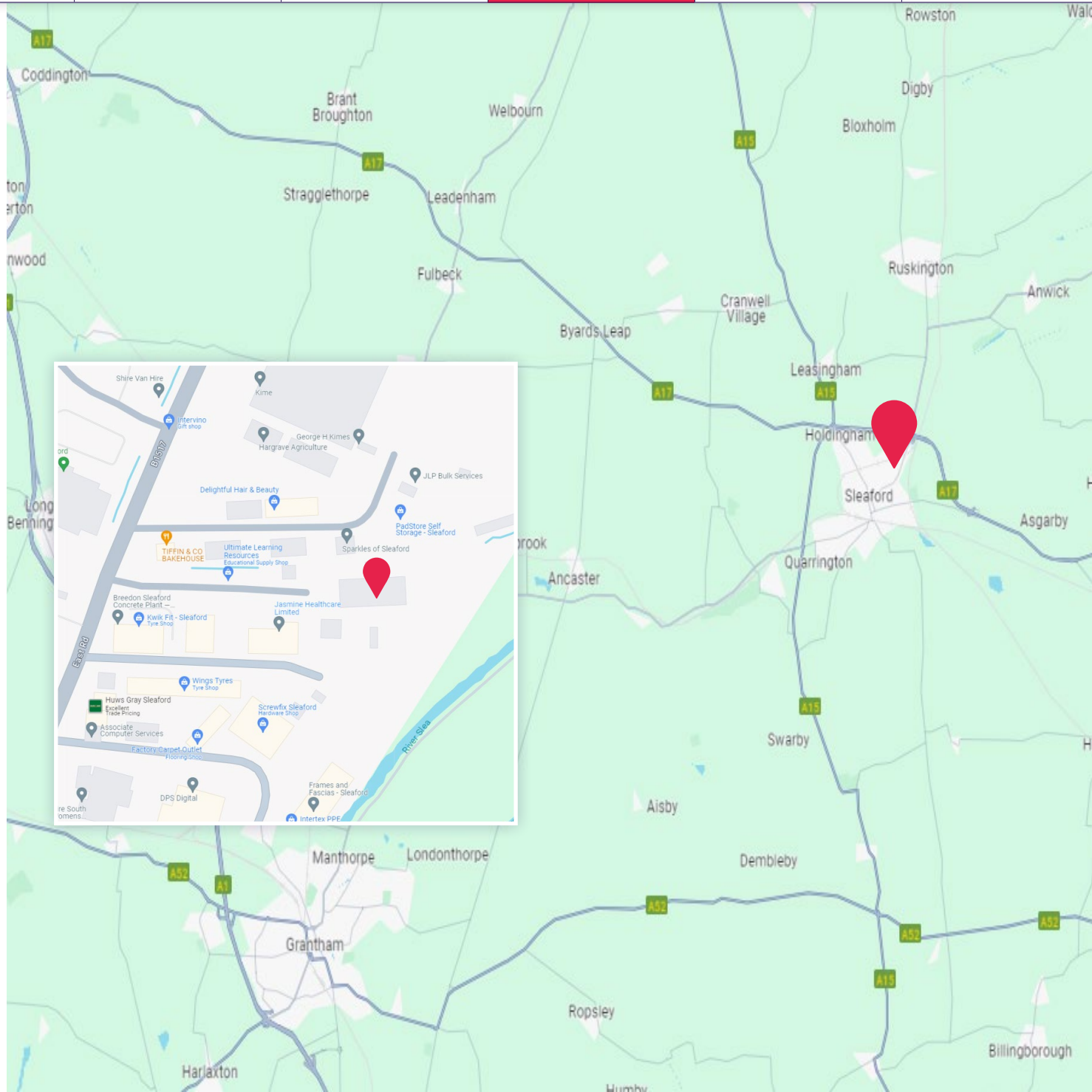
VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

The premises are located on East Road, Sleaford, an established industrial area approximately 1.5 miles north east of Sleaford, accessed from East Road and with quick access to the junction of the A17, approximately half a mile from the property.







Jewson Ltd, East Road, Sleaford, NG34 7EQ

