Sleaford Moor Enterprise Park, Sleaford
NG34 8GL

#10124/2023J

Eddisons | Incorporating Banks Long & Co

Sleaford Moor Enterprise Park

Sleaford, NG34 8GL

Agreement	Detail	Rent	Size	Location	Property ID
To Let	Industrial Units	£8 per sq ft	122.92 - 193.60 sq m (1,323 - 2,084 sq ft)	Sleaford, NG34 8GL	#10124/2023J

For Viewing & All Other Enquiries Please Contact:

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Surveyor
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Property

Plot one consists of nine brand new light industrial units for start-up and growing local industrial businesses.

The units are of steel frame construction with lined steel sheet clad elevations and mono-pitch roof incorporating translucent roof light panels. Each unit has an electrically operated vehicular access door, triple glazed double height pedestrian entrance and PV panels on the roof.

Internally the units have kitchen/WC facilities, solid concrete floor, 6m minimum working height, light and power fittings. Each unit has an EV charging point and ample parking.

There will be an eye-catching living green wall sign, bicycle storage and high-quality landscaping.

Accommodation

Having measured the properties in accordance with the prevailing RICS Code of Measuring Practice, we calculate that they provide the following Gross Internal floor Areas.

Plot	m^2	ft^2
Unit 1.1A	193.23	2,080
Unit 1.1B	193.33	2,081
Unit 1.2B	146.37	1,576
Unit 1.2C	146.24	1,574
Unit 1.2D	158.00	1,701
Unit 1.2E	157.01	1,690
Unit 1.2F	122.92	1,323

Services

We understand that mains water, electricity and drainage supplies are available and connected to the units. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Occupiers are able to opt-in or opt-out of use of the PV solar panel generated electricity. Details available on request.

Town & Country Planning

We understand that the units have consent for uses falling within Classes E(g), B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority:	North Kesteven District Council
Description:	Warehouse and Premises
Rateable value:	To be assessed
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 units are available To Let by way of new Full Repairing and Insuring leases, for terms to be agreed.

Rent

Unit 1.1A	**UNDER OFFER**
Unit 1.1B	**UNDER OFFER**
Unit 1.2B	**UNDER OFFER**
Unit 1.2C	**£12,592 per annum exclusive**
Unit 1.2D	**£13,608 per annum exclusive**
Unit 1.2E	**UNDER OFFER**
Unit 1.2F	**£10,584 per annum exclusive**

Service Charge

A service charge will 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.
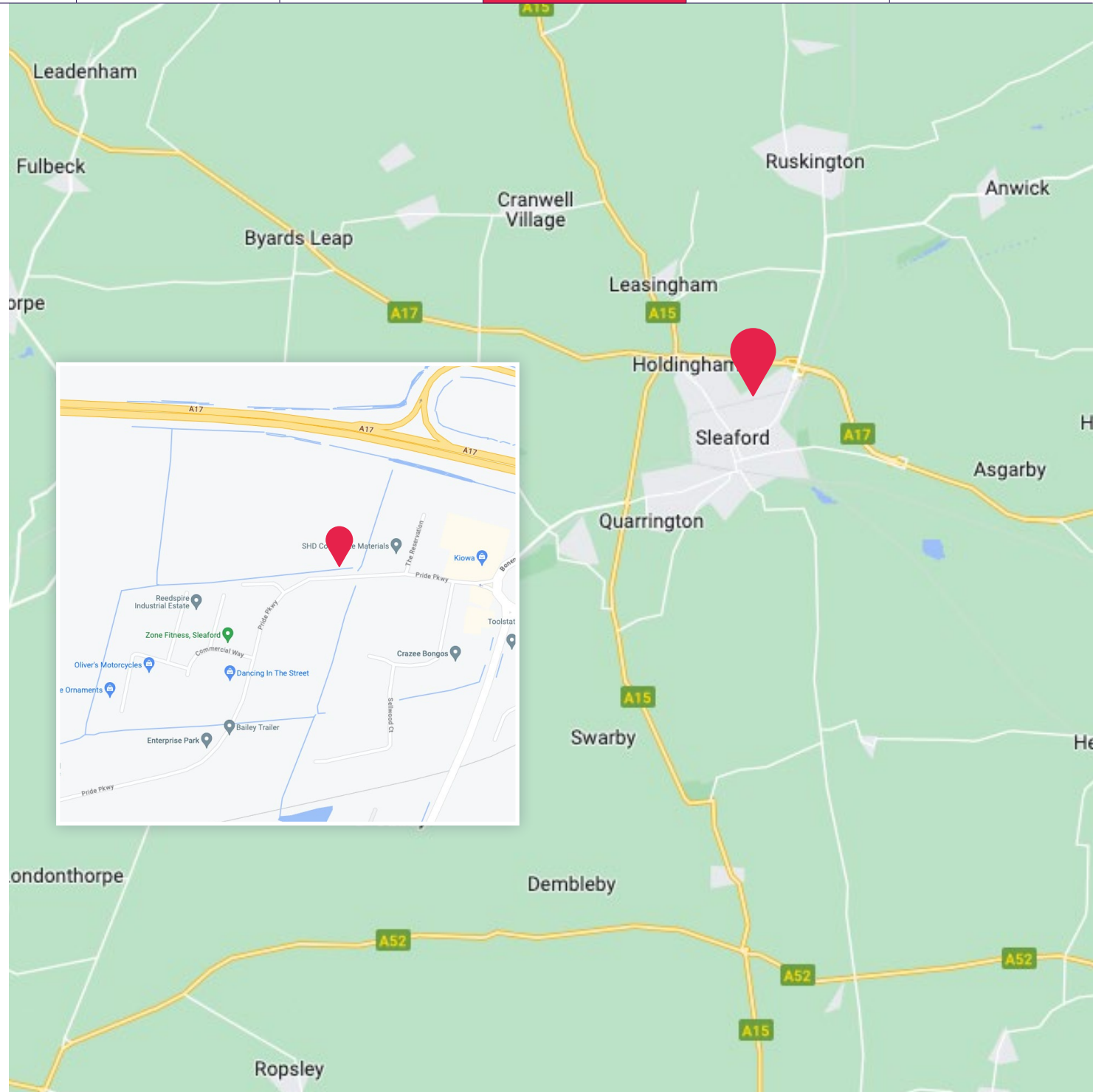
Location

Sleaford Moor Enterprise Park is a new strategic employment site in Sleaford, the heart of Lincolnshire.

The site is adjacent to the A17, a strategic east west road link across Lincolnshire connecting the A1 with east coast ports. The road's infrastructure close to the site is currently undergoing improvements ahead of jobs and housing growth.
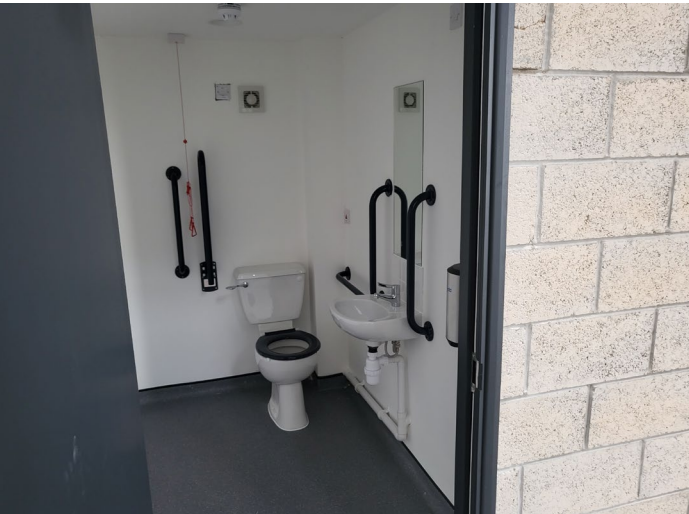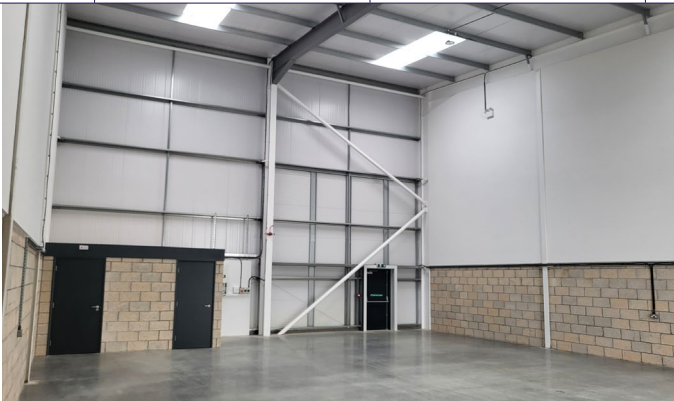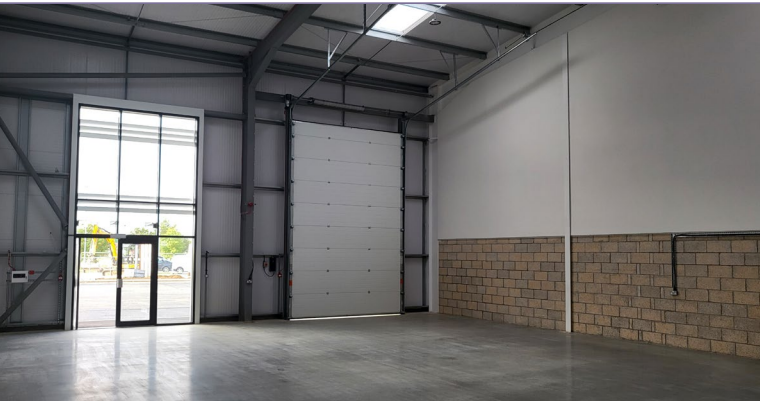
The site is an extension to the already established industrial area in the north east of Sleaford, creating potential for local supply chains, innovation and collaboration.

It's in walking distance of local amenities in Sleaford and access to green space including the bordering woodlands.

The site will also benefit from a substantial landscaping scheme as part of the Council's aims to ensure a green environment and resilient tree population in North Kesteven.
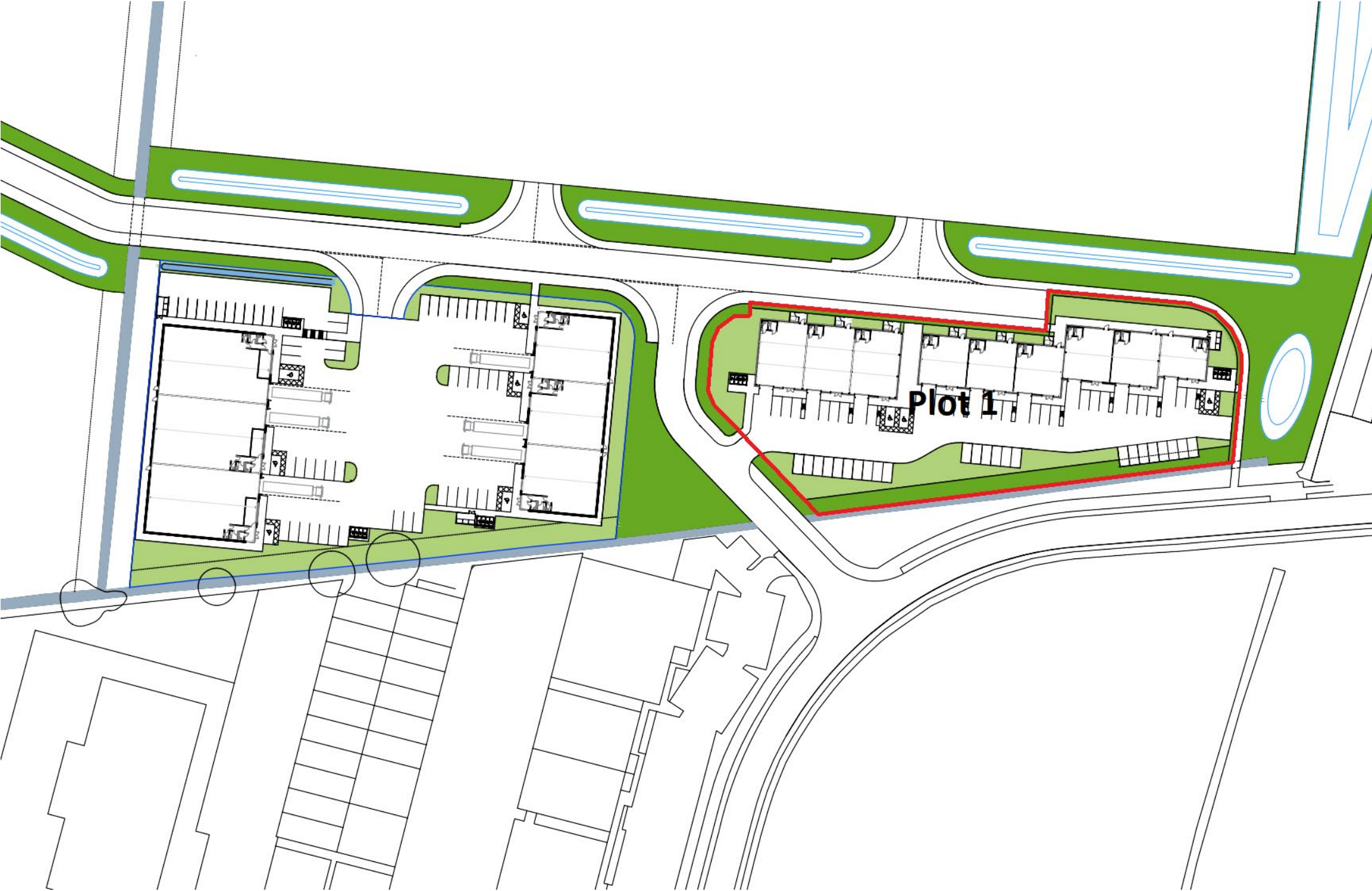
Plot 1

NORTH

Construction Risks, Maintenance/Cleaning Risks, Demolition/Adaptation Risks

Drawing Notes

bin store

1.1A | **1.1B** | **1.1C** | **1.2A** | **1.2B** | **1.2C** | **1.2D** | **1.2E** | **1.2F**

cycle store

cycle store

EV | EV | EV | EV | EV | EV | EV | EV | EV

Plot 1

Proposed 4.5m long signage location

02	Footpaths extended to highway	AJ	02.06.21
01	Vehicle door widths increased - plot 1 Proposed signage location added & kerb radius revised	AJ	24.05.21
Rev	Description	Drawn By	Date

Stage

biT.

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T: 01952 384 500
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Client
North Kesteven District Council

Project
SMEP

Drawing Title
Site Plan - Plot 1

| Drawn | AJ | Checked | | Date | 25.05.21 |
| Scale | 1:500 | Sheet Size | A1 | Drawing Revision | 02 |

Drawing Number

| 19311 | biT | | | | A | 02102 |