



Unit 18, Hadley Road, Woodbridge Industrial Estate, Sleaford  
NG34 7EG

#1224880/2025B

**Eddisons**

# UNIT 18, HADLEY ROAD

WOODBIDGE INDUSTRIAL ESTATE, SLEAFORD, NG34 7EG



Agreement

To Let



Detail

Industrial



Rent

£16,500 pax



Size

317.92 sq m (3,420 sq ft)



Location

Sleaford, NG34 7EG



Property ID

#1224880/2025B

**For Viewing & All Other Enquiries Please Contact:**



**CAMERON MCRAE**

BSc (Hons)  
Surveyor

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## Property

The property comprises a detached industrial building of steel portal frame construction with brick walls surmounted by corrugated sheet cladding and a similarly clad roof.

Internally, the property provides a workshop area with allocated office/staff/WC facilities. It also has separate vehicle and pedestrian access, 3 phase electricity and LED strip lighting. The property also benefits from an oil-fired space heater located within the warehouse.

There is a mezzanine which is accessed from a staircase towards the front of the unit.

Externally, the unit benefits from ample fenced and gated yard space surrounding the premises. There are metal safety grills on all external windows and doors.

## 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 <sup>2</sup>	ft <sup>2</sup>
Warehouse GIA	206.06	2,217
Mezzanine	111.86	1,203
<b>Total</b>	<b>317.92</b>	<b>3,420</b>

## Energy Performance Certificate

Rating: E110

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. 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 Sue Generis of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

## Rates

<b>Charging Authority:</b>	North Kesteven District Council
<b>Description:</b>	Workshop and Premises
<b>Rateable value:</b>	£11,000
<b>UBR:</b>	0.546
<b>Period:</b>	2024-2025

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

**£16,500 per annum exclusive**

## VAT

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

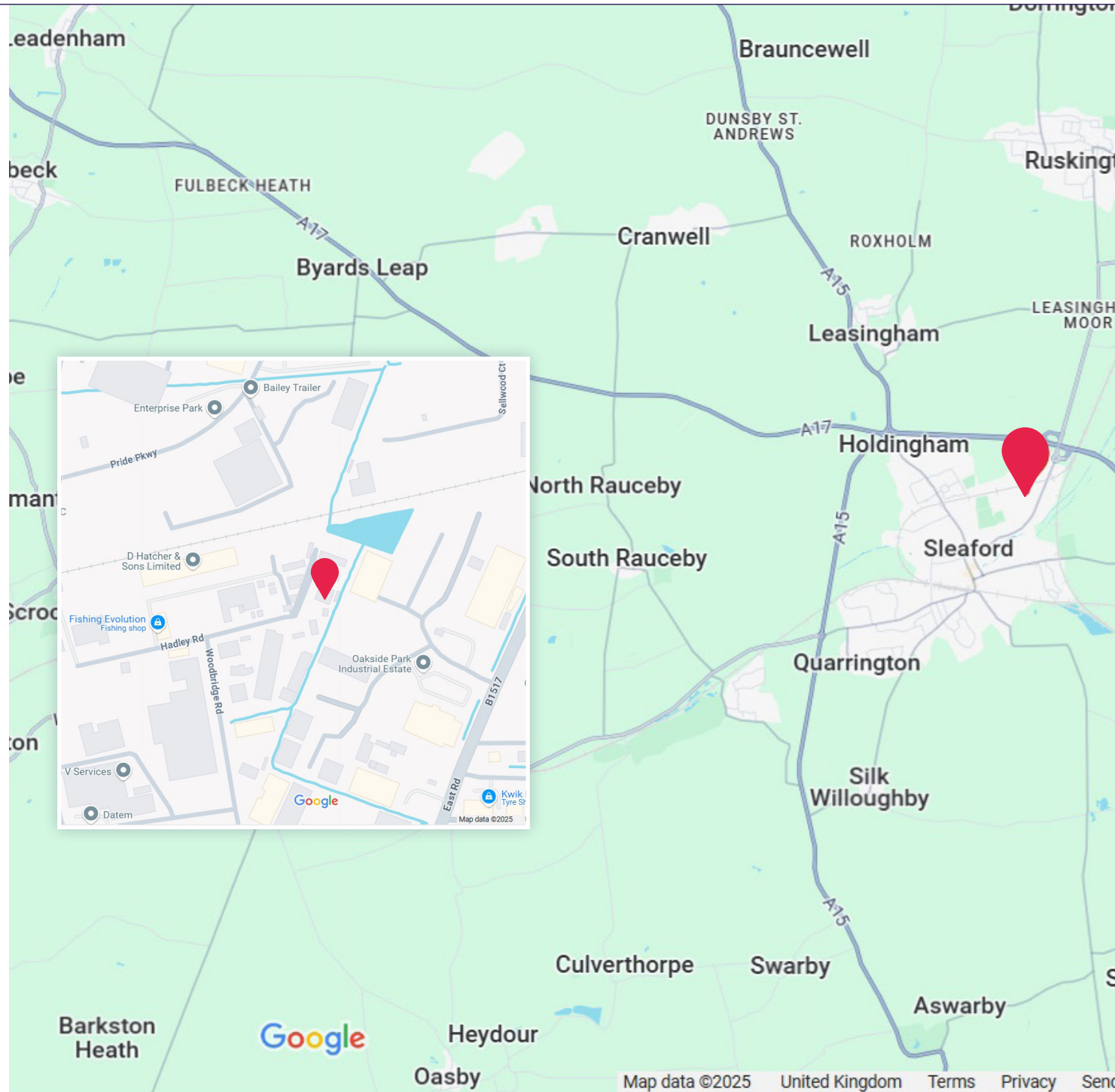
## Legal Costs

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

## Location

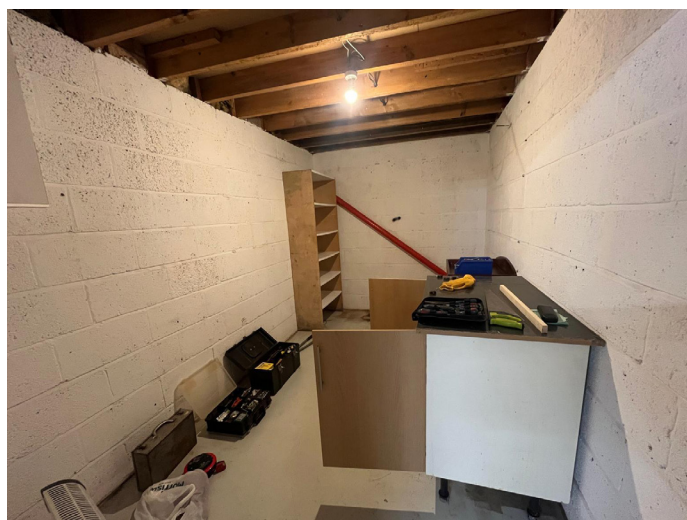
The property is accessed off Hadley Road, within Woodbridge Industrial Estate, roughly 1 mile from the A17, a strategic east west road link across Lincolnshire connecting the A1 with east coast ports.

The property is within walking distance of local amenities in Sleaford. Sleaford is a popular town at the junction of the A15/A17 roads, with a population of circa 17,600 and a significantly larger catchment. It is the administrative capital of the North Kesteven district and provides the base for the main headquarters of Interflora.

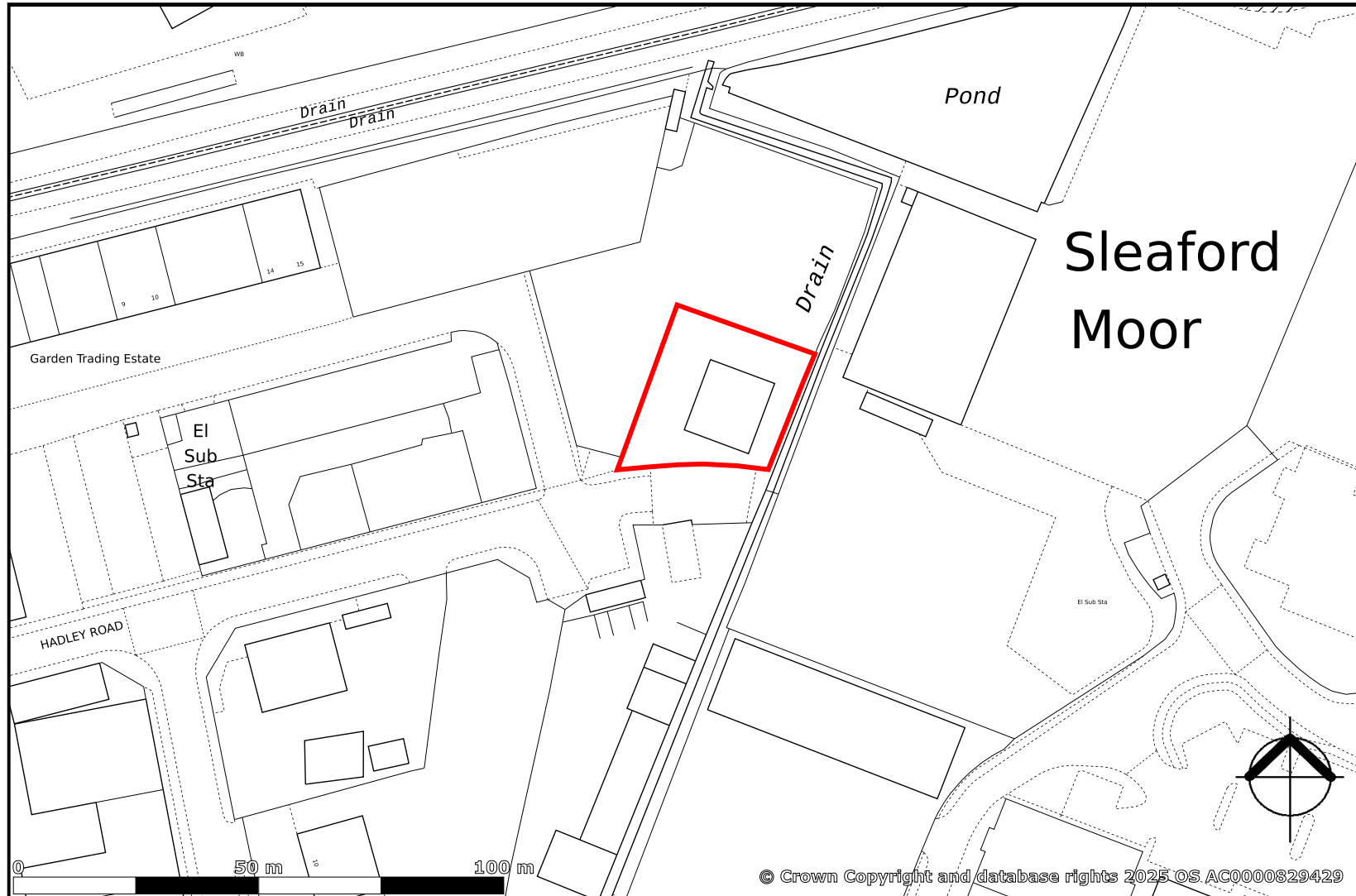




Google



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Plotted Scale - 1:1,250