



**Units 6 and 7 Reedspire, Commercial Way Enterprise Park
Sleaford, NG34 8GL**

#M10462/2024C

Eddisons

| Incorporating
Banks Long & Co

Units 6 and 7 Reedspire

Commercial Way Enterprise Park, Sleaford, NG34 8GL



Agreement

To Let



Detail

Modern Industrial Unit



Rent

From £8,000 - £16,000 p.a.x



Size

From 106.2 sq m (1,142 sq ft) -
212.4 sq m (2,284 sq ft)



Location

Sleaford, NG34 8GL



Property ID

#M10462/2024C

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)
Surveyor

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Property

The property comprises a modern mid-terrace unit constructed of steel portal frame with clad elevations under a metal profile clad roof incorporating translucent panels. The property has a concrete floor, blockwork walls internally, entrance/ office, together with electric roller shutter door, WC and kitchenette, and overhead sodium lighting. The property has an eaves height of 4.8m.

Externally, the unit benefits from car parking and shared circulation/ loading facilities.

Units can be let separately or combined.

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
Unit 6	106.2	1,142
Unit 7	106.2	1,142
Total GIA	212.4	2,284

Energy Performance Certificate

Unit 6 - E119

Unit 7 - E115

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) (Light Industrial) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: North Kesteven District Council
Description: Workshop and Premises
Rateable value: £11,750
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 a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

From £8,000 - £16,000 per annum exclusive

Service Charge

A service charge will be charged 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.







