



WOOD MOORE & CO.



TO LET - 5 Mill House, Carre Street, Sleaford, NG34 7TW

- Modern office accommodation over two floors approx 763 sq ft (71 sq m)
- Prominent roadside location in the town centre
- Adjacent to public car parking facilities (pay & display)
- TO LET @ £9,000 p.a. excl. with potential for 100% business rate relief
(subject to status)

Wood Moore & Co | Navigation House | 48 Millgate | Newark | NG24 4TS
01636 610906 | enquiries@woodmoore.co.uk | www.woodmoore.co.uk



LOCATION

The premises are self-contained and form part of a parade of modern office buildings with frontage to Carre Street. The location benefits from adjoining public car parking (pay & display). Internally, a large open plan ground floor office offers versatility with multiple office rooms to the first floor.

Sleaford is a popular Market town situated at the junction of the A15 and A17 with a population of 18,000. It is an important amenity and employment base for the County of Lincolnshire with vast out of town business parks, under development.

ACCOMMODATION: Briefly comprises as follows (Net internal Area)

Accommodation

Description	ft ²	m ²
Ground Floor Offices	340	32
First Floor	423	39
Kitchenette & WC excluded		
TOTAL (GIA)	763	71

SERVICES

Mains electricity, water & drainage are understood to be connected to the premises. Interested parties should make their own enquiries to the relevant providers as to availability & capacity of the services for their intended use.

ENERGY PERFORMANCE

An EPC is available on request.

TENURE

the property is offered TO LET on a new lease for a term to be agreed at a rent of £9,000 per annum on a new Full repairing & Insuring lease. Further details upon request.

VAT

The rent is subject to VAT at the prevailing rate.

BUSINESS RATES

The property has a Rateable Value of £8,900. An ingoing tenant may be eligible for small business rate relief (subject to status).

All enquires regarding Rates Payable should be made to

North Kesteven District Council 01529 414155.

COSTS

The incoming tenant will be required to contribute towards the cost of preparing the lease documentation

VIEWING - BY APPOINTMENT ONLY

For further information or to arrange a viewing, please contact:

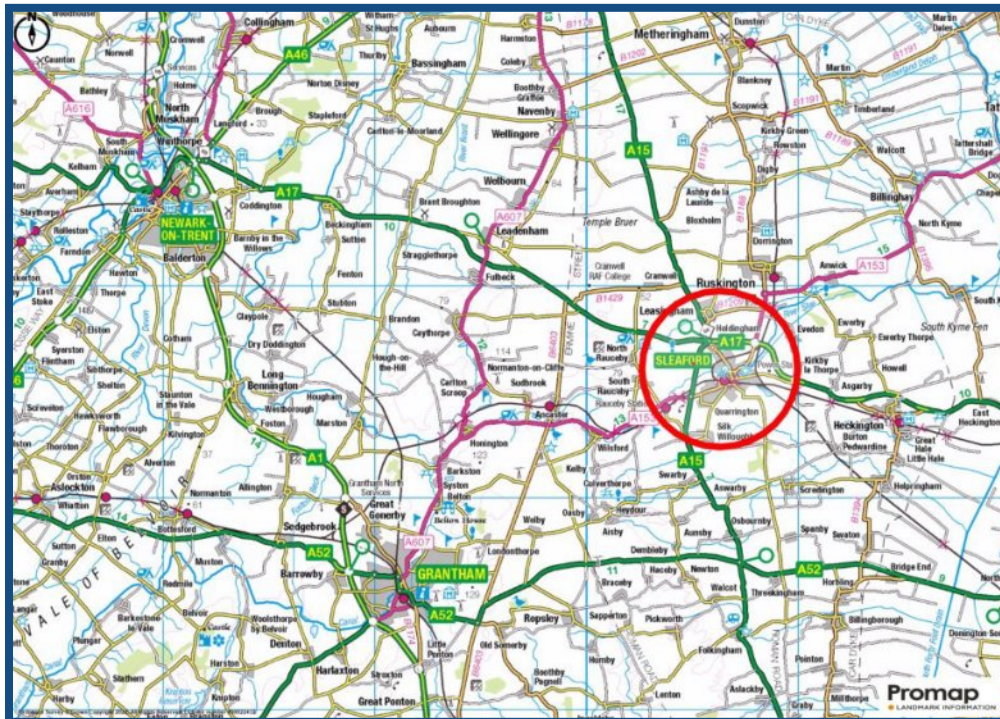
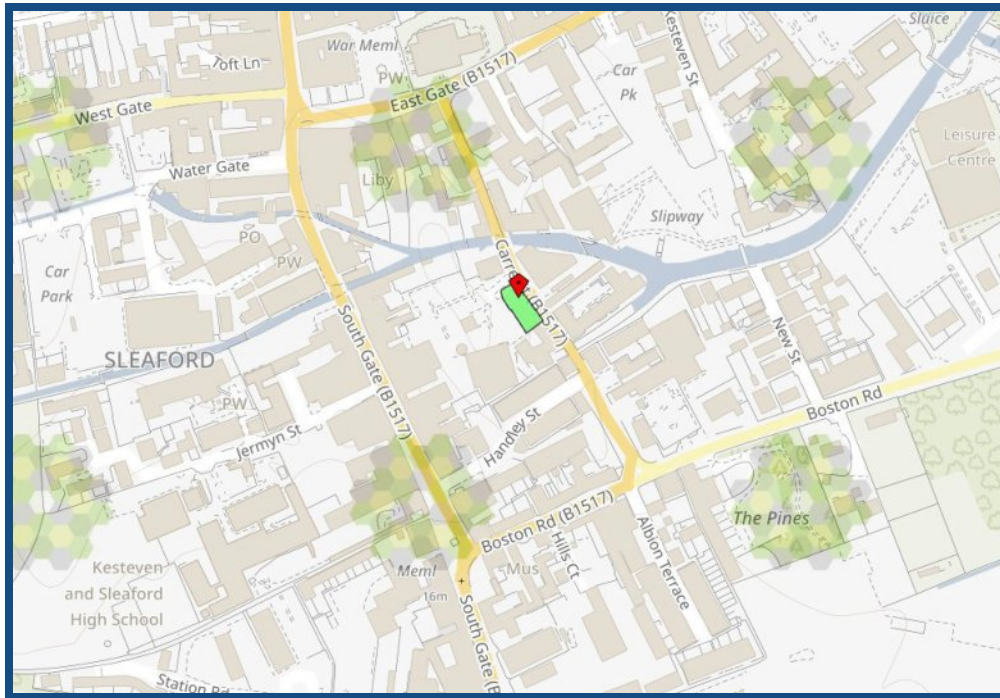
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Our Ref: CS851.MB



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