

WOOD MOORE

Clover House, Boston Road, Sleaford, NG34 7HD

To Let | 588 to 1,276 sq ft

Office and Healthcare suites TO LET across ground, first floor and second floor opportunities, set within a historic building.

woodmoore.co.uk

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Summary

- Rent: £6,500 – £13,500 per annum
- Business rates: Each suite is individually rated and details surrounding the rates can be provided by the instructed agent
- Car parking charge: n/a
- VAT: Applicable
- EPC: C (70)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



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Description

A rare opportunity to occupy a light and airy office, healthcare and professional suites within this historic and prominent building, conveniently located with easy access to Sleaford town centre and the A17/A15. Various suite sizes are available to suit different occupier requirements, offering businesses the opportunity to establish themselves alongside other like-minded occupiers. The property benefits from on-site car parking, together with ample customer parking, making it an attractive proposition. Viewing is highly recommended.

Location

The Property is access directly off Boston Road leading into the large parking area to the front of the building. The particular location allows for easy access into Sleaford's town centre, but also easy access onto the A17/A15 for convenience.

Accommodation

We have the following suites available from early to mid 2027:

Name	Size
Ground – Former Dental Suite (Unit 11)	657 sq ft
1st – Units 1-2	1,276 sq ft
2nd – Unit 4	588 sq ft



Viewings

Viewings are via the acting agents who have keys and will be flexible.

Lease Terms

Each suite will be let on new Internal Repairing and Insuring terms with the rent to be paid either monthly or quarterly, depending on what works best. A deposit will be required, usually to the equivalent of 3 months rent.

VAT

VAT will be charge where necessary.

Legal Fees

The ingoing tenant will be responsible for all legal fees incurred.

Service Charge and Insurance Premium

The tenants will be responsible for a relevant proportion of the landlords buildings insurance premium and service charge to cover repairs and maintenance. Payment will be based upon floor areas of each unit as a proportion of the whole area of Clover House. An estimate can be provided to any interested party.

