



To Let

Serviced Offices

From 17.6 sq m (190 sq ft)



Cleatham Road Business Park
Cleatham Road
Kirton Lindsey, DN21 4JR

SW

**Sanderson
Weatherall**

Key points

- ▶ Opportunity to lease serviced offices
- ▶ Availability from 17.6 sq m (190 sq ft) to 60.0 sq m (645 sq ft)
- ▶ Flexible lease terms
- ▶ On site car parking

Description

The offices are available within a multi-occupied building situated towards the front of the business park and adjacent to the main car park. The office building has its own self-contained access which provides access into a shared entrance lobby and corridor leading to a series of small suites and individual offices. There is the potential to reconfigure some of the space to suit individual occupier requirements.

To the front of the offices there is a shared tarmac surfaced car park.



Location

Cleatham Road Business Park is situated towards the north western outskirts of the village of Kirton in Lindsey. This is a mixed use area with other nearby premises including commercial and warehousing units, garaging and a garden centre.

Kirton Lindsey is approximately eight miles south of Scunthorpe and five miles from the M180 motorway and 20 miles north of Lincoln.



Accommodation

Typically each office comes with painted plaster walls are carpeted and benefit from upvc double glazed windows and oil fired central heating.

Office occupiers will have shared use of the server room, kitchen and toilet facilities.

	Sq m	Sq ft
B1 and B2	20.0	215
B4	17.6	190
D1	60.0	646

Rateable Value

Each office is separately assessed for rating purposes, prospective occupiers will be liable for rates but should check if they are eligible for Small Business Rates Relief.

Tenure & Terms

The offices are available on the landlords standard "in house" tenancy agreement on a fully inclusive basis at the following rents:-

B1 and B2 - £5,600pa

B4 - £5,000pa

D1 - £12,900pa

The length of agreement by negotiation subject to a minimum term of 12 months.

VAT

VAT is not applicable to this transaction.

EPC

E - 122



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Viewings

For further information or to
arrange a viewing please
contact the sole letting agents:

► Simon Weightman
07971 875862
simon.weightman@sw.co.uk

► Humber Office
01482 645522

sw.co.uk



OFFICE FLOOR PLAN

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