

WOOD MOORE



Clover House, Boston Road, Sleaford, NG34 7HD

To Let | 525 sq ft

Open plan office set within a historic prominent building TO LET. Only unit available.

woodmoore.co.uk

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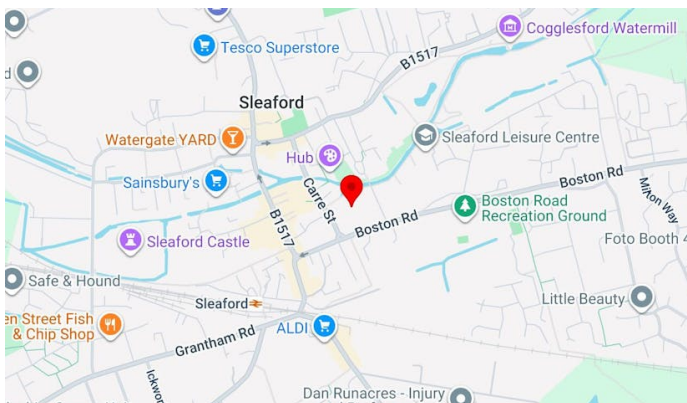
Summary

- Rent: £6,500 per annum
- Business rates: £3.14 per sq ft // 100% small business rates available to qualifying tenants.
- Car parking charge: n/a
- VAT: Applicable
- EPC: C (70)
- Lease: New Lease

Contact & Viewings



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Description

A rare opportunity to occupy this 525 sq ft manageable second floor light and airy open plan office premises, set within a historic prominent building with easy access to Sleaford's town centre and the A17/A15. The office offers occupiers to take up space in a building with other likeminded business together with 1 car parking space and ample parking for customers, making it an attractive proposition. Viewing is essential.

Location

The Property is access directly off Boston Road with a barrier entry system 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.

Viewings

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



Lease Terms

The 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 to the equivalent of 3 months rent will be required.

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.

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be place. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.

