

Office TO LET

WOOD MOORE



3 Mill House, Carre Street, Sleaford, NG34 7TW

564 sq ft modern town centre office across two floors adjacent to a pay and display car park.

Summary

Tenure	To Let
Available Size	564 sq ft / 52.40 sq m
Rent	£7,200 per annum
Business Rates	To be assessed on occupation.
EPC Rating	D (80)

Key Points

- Modern office accommodation over two floors approx. 564 sq ft (52 sq m)
- Adjacent to public car parking facilities (pay & display)
- Prominent roadside location in the town centre
- TO LET @ £7,200 p.a. excl. with potential for 100% business rate relief (subject to status)

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DESCRIPTION

The premises are self-contained and form part of a parade of modern office buildings situated in the heart of Sleaford with frontage to Carre Street. Internally, a large open plan ground floor office offers versatility with multiple office rooms to the first floor.

LOCATION

The premises fronts Carre Street and benefits from adjoining public car parking (pay & display). 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

The accommodation offers a mix of open plan and meeting areas across both ground and first floors:

Floor/Unit	Building Type	Size	sq ft
Ground	Office	265 sq ft	265
1st	Office	299 sq ft	299
Total			564

TERMS

The property is offered TO LET on a new lease for a term to be agreed at a rent of £7,200 per annum on a new Full repairing & Insuring lease. Further details upon request.

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.

RATEABLE VALUE

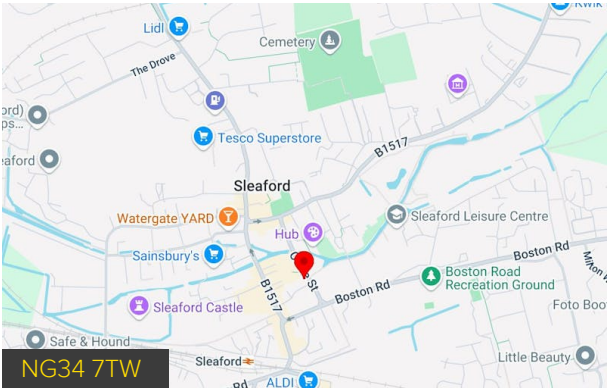
The property will need to be reassessed on occupation. An ingoing tenant may be eligible for small business rate relief (subject to status). All enquires regarding Rates Payable should be made to North Kesteven District Council 01529 414155.

EPC

An EPC has been requested.

VAT

VAT is applicable to the rent.



Viewing & Further Information

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