

WOOD MOORE



**Unit 2 Eslaforde Business Park, Sellwood Court, Sleaford, NG34  
8GJ**

For Sale | 808 sq ft

Modern Light Industrial Unit FOR SALE.

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## Unit 2 Eslaforde Business Park, Sellwood Court, Sleaford, NG34 8GJ

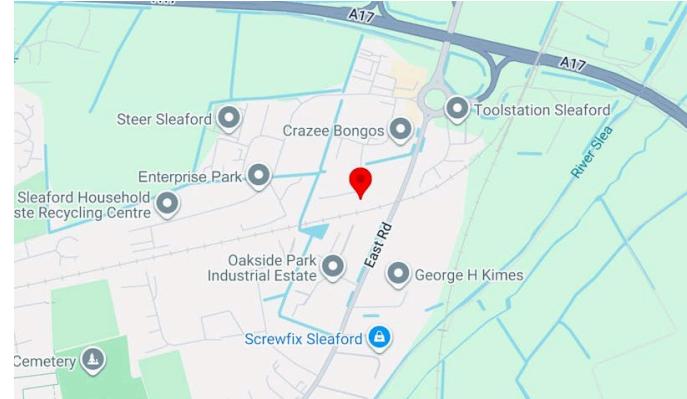
### Summary

- Price: £135,000 + VAT
- Business rates: The Property will need to be re-assessed following a successful sale.
- Service charge: £300 per annum
- VAT: Applicable
- EPC: B (50)

### Contact & Viewings



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### Description

The Property comprises a vacant modern high quality light industrial premises situated on a secure electric gated compound, constructed of steel portal frame with brick & block walls at lower level, and surmounted to the roof and upper elevations by an insulated sheet cladding, with roof lights.

Furthermore, the property benefits from 6 metre eaves, disabled WC, has an electric roller shutter door (3.5m high x 3.2m wide), pedestrian door and allocated parking.

The Property was constructed in 2024 and offers a fantastic opportunity for investors and owner occupiers alike.

### Location

Located on the popular Sleaford Enterprise Park, just off Pride Parkway and the junction which connects the surrounding area with the A17 and Sleaford Town Centre.

### Accommodation

The accommodation comprises the following areas:

Name	Size
Ground - Light Industrial	808 sq ft



### Viewings

All viewings are accompanied by the agents who hold keys.

### Terms

The freehold is for sale with vacant possession.

### Service Charge

There is a minimal service charge of £300 per annum for the maintenance and upkeep of the shared communal areas.

### VAT

VAT will be charged in addition to the sale price.

