

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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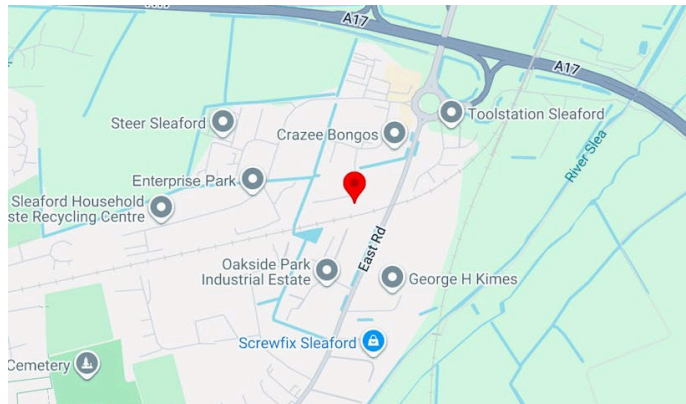
Summary

- 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.

