

WOOD MOORE



Station House, Church Lane, Sleaford, NG34 7DF

To Let | 502 sq ft

Modern Serviced Office TO LET with PARKING.

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Summary

- Rent: £12,000 per annum to include all services and outgoings.
- Business rates: £5.37 per sq ft // 100% Small business rates relief to qualifying Tenants.
- VAT: Not applicable
- EPC: C (70)
- Lease: New Lease

Contact & Viewings



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Description

This modern serviced office extends to approximately 502 sq ft and is available To Let at an all-inclusive rent of £12,000 per annum with 100% small business rate available to qualifying tenants.

The office is located within a characterful former fire station that has been stylishly converted, offering a unique and professional working environment. The accommodation benefits from a high-quality fit-out, hot and cold air conditioning, and fully serviced, hassle-free occupation with utilities included.

The property also benefits from on-site parking for three cars and is within walking distance from the town centre.

Location

Station House is prominently situated on Church Lane in the heart of Sleaford, Lincolnshire, within a former fire station building. The property occupies a convenient and accessible position close to the town centre amenities, including shops, cafés and local services. Sleaford benefits from good road connections to the surrounding area, with easy access to the A17 and A15, and the town's railway station providing regular services to Lincoln, Grantham and beyond. The location offers an attractive balance of accessibility, character and convenience for modern office occupiers.



Viewings

Viewings are essential and are to be arranged via Wood Moore & Co.

Terms

The office is available TO LET with an all-inclusive rent of £12,000 Per Annum, including WiFi and all other bills. A new lease will be based on an Internal Repairing basis with all other terms to be negotiated.

Business Rates

The property has a Rateable Value of £5,400 and therefore, falls below the threshold for qualifying tenants to apply for 100% small business rates relief.

VAT

We are waiting for confirmation as to whether VAT is payable on the passing rent.

