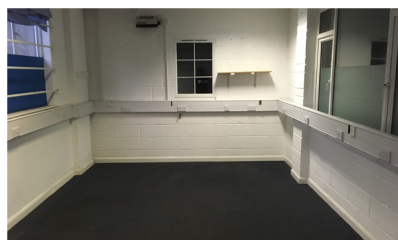
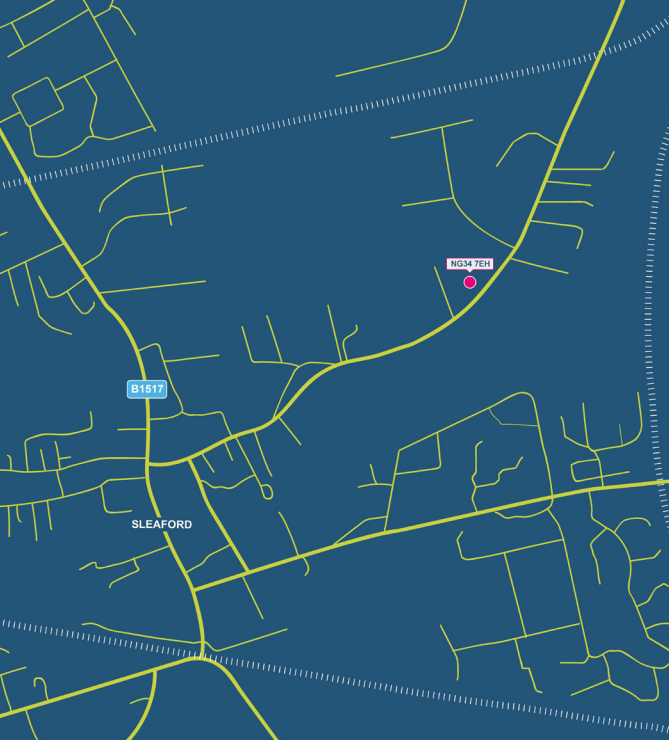




BANKS LONG&Co

UNIT 21/21A, 97A EAST ROAD, SLEAFORD,
LINCOLNSHIRE, NG34 7EH

- Light industrial/warehouse unit
- 384 sq m (4,133 sq ft)
- Established industrial estate
- Flexible lease terms
- Prominent location with good access to town centre and A17
- **TO LET**



The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

The premises front East Road (B1517) close to Sleaford town centre and with good access to the junction with the A17 less than half a mile away, which provides access to the A46 and the A15.

PROPERTY

Unit 21/21A forms an end bay of a multi-let industrial complex constructed of concrete frame with concrete floor, pitched roof incorporating roof lights, overhead lighting and glazing to side elevation.

The unit has staff accommodation including kitchen, offices and WCs.

The unit has a personnel door and double loading doors providing shared access to the side yard, together with a rear shutter door.

Car parking is available within the shared yard.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that the property provides the following gross internal floor area:

Total GIA **384 sq m** **(4,133 sq ft)**

EPC Rating: **To be advised**

SERVICES

We understand that mains water and electricity are available to the property. Interested parties are advised to make their own investigations to the relevant utility service providers.

TOWN AND COUNTRY PLANNING

We are advised by the Local Planning Authority that the estate has established consent falling within Class B1 (Light Industrial/Offices) and B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own enquiries with the Local Planning Authority.

RATES

Charging Authority: North Kesteven District Council
Description: 21A Office
Rateable value: £1,125
Description: 21 Workshop and Premises
Rateable value: £9,600
UBR: 0.504
Period: 2019-2020

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The premises are available **To Let** on a new Internal Repairing and Insuring Lease for a term to be agreed.

RENT

£13,500 per annum exclusive

Rent is payable quarterly by standing order

SERVICE CHARGE

A service charge will be levied to cover the upkeep, maintenance and repair of common parts. Buildings insurance will be charged in addition.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the sole agents.

Contact: James Hall
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E : james.hall@bankslong.com
Ref. 9514/2019C