



# WOOD MOORE & CO.



Yard 10, Woodbridge Road Industrial Estate, Sleaford, Lincs NG34 7EG

- Rarely available opportunity in Established Location
- Approx 4144 ft<sup>2</sup> (385 m<sup>2</sup>) 0.1 acres
- Suitable for open storage, yardage & other uses (STP)
- Potential for 100 % Business Rate Relief (subject to status)
- Includes secure container

Wood Moore & Co | Navigation House | 48 Millgate | Newark | NG24 4TS  
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## LOCATION

Sleaford is a popular Market town situated at the junction of the A15 and A17 with a population of circa 18,000. It is an important amenity and employment base for the County with vast out of town business parks under development.

## DESCRIPTION

The property comprises of a secure palisade enclosed yard, which has recently been re-surfaced together with an open sided portal frame building and includes secure container. The property forms part of an established estate of similar compounds and yards, mainly used for storage of materials, vehicles, plant and similar.

Description	ft <sup>2</sup>	m <sup>2</sup>
<b>Open Yard including Building</b>	4,144	385
<b>Acres 0.1</b>		

## SERVICES

We understand that there are no mains services connected. Interested parties should make their own enquiries to the relevant providers as to the capacity & suitability of the services for their intended use

## BUSINESS RATES

The premises may be assessed for ratings purposes upon occupation by the local authority. An ingoing tenant may be eligible for Small Business Rate Relief (subject to status). All enquiries regarding Business Rates should be made directly to North Kesteven District Council.

## ENERGY PERFORMANCE

An EPC is not required

## TENURE

The premises are available To Let on a new lease for a term to be agreed at an initial rent of **£5,400 + VAT p.a.** The lease will be on a repairing basis, further details are available on request.

## COSTS

The incoming tenant will be expected to contribute towards the cost of the landlords legal expenses

## VIEWING

For further details relating to the premises or to arrange a viewing, please contact:

Wood Moore & Co Ltd  
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48 Millgate  
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Our Ref no: CS1846