



# WOOD MOORE & CO.



TO LET - 1 Mill House, Carre Street, Sleaford, NG34 7TW

- **Modern office accommodation over two floors approx 582 sq ft (54 sq m)**
- **Prominent roadside location in the town centre**
- **Adjacent to public car parking facilities (pay & display)**
- **TO LET @ £7,200 p.a. excl. with potential for 100% business rate relief (subject to status)**

Wood Moore & Co | Navigation House | 48 Millgate | Newark | NG24 4TS  
01636 610906 | [enquiries@woodmoore.co.uk](mailto:enquiries@woodmoore.co.uk) | [www.woodmoore.co.uk](http://www.woodmoore.co.uk)



## LOCATION

The premises are self-contained and form part of a parade of modern office buildings with frontage to Carre Street. The location benefits from adjoining public car parking (pay & display). Internally, a large open plan ground floor office offers versatility for occupiers with two offices to the first floor.

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

**ACCOMMODATION:** Briefly comprises as follows (Net internal Area)

### Accommodation

Description	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor Offices	275	25.56
First Floor	307	28.5
Kitchenette & WC excluded		
<b>TOTAL (GIA)</b>	582	54.06

## SERVICES

Mains electricity, water & drainage are understood to be connected to the premises. Interested parties should make their own enquiries to the relevant providers as to availability & capacity of the services for their intended use.

## ENERGY PERFORMANCE

An EPC is available on request.

## TENURE

the property is offered TO LET on a new lease for a term to be agreed at a rent of £7,200 per annum on a new Full repairing & Insuring lease. Further details upon request.

## VAT

The rent is subject to VAT at the prevailing rate.

## BUSINESS RATES

The property has a Rateable Value of £6,300. An ingoing tenant may be eligible for small business rate relief (subject to status).

All enquires regarding Rates Payable should be made to

North Kesteven District Council 01529 414155.

## COSTS

The incoming tenant will be required to contribute towards the cost of preparing the lease documentation

## VIEWING - BY APPOINTMENT ONLY

For further information or to arrange a viewing, please contact:

Mr Matthew Brouwer MRICS

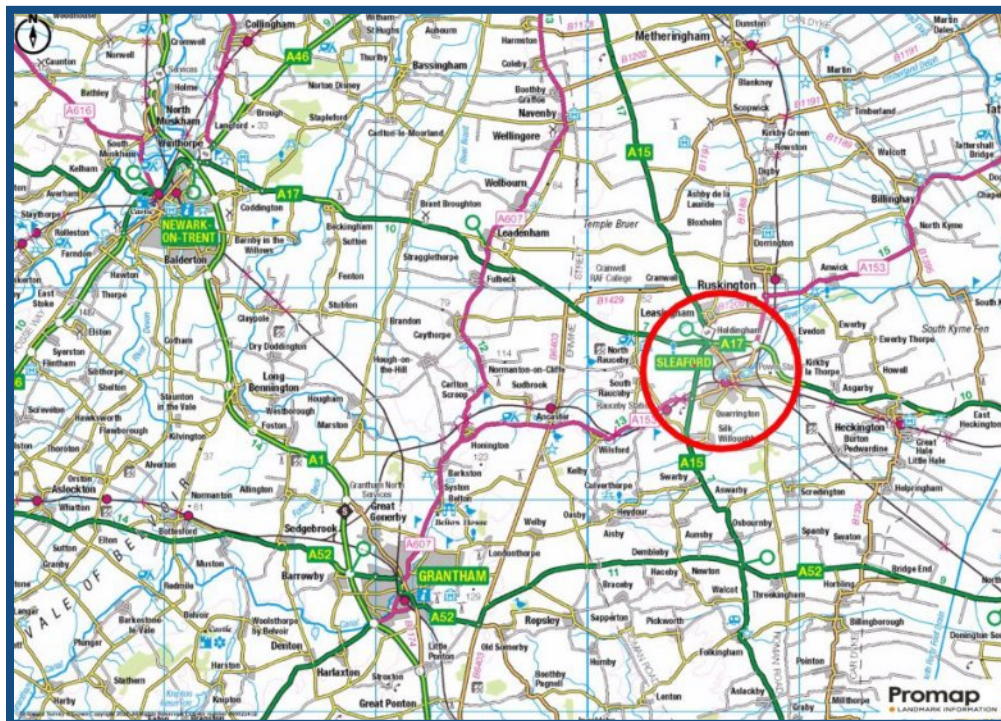
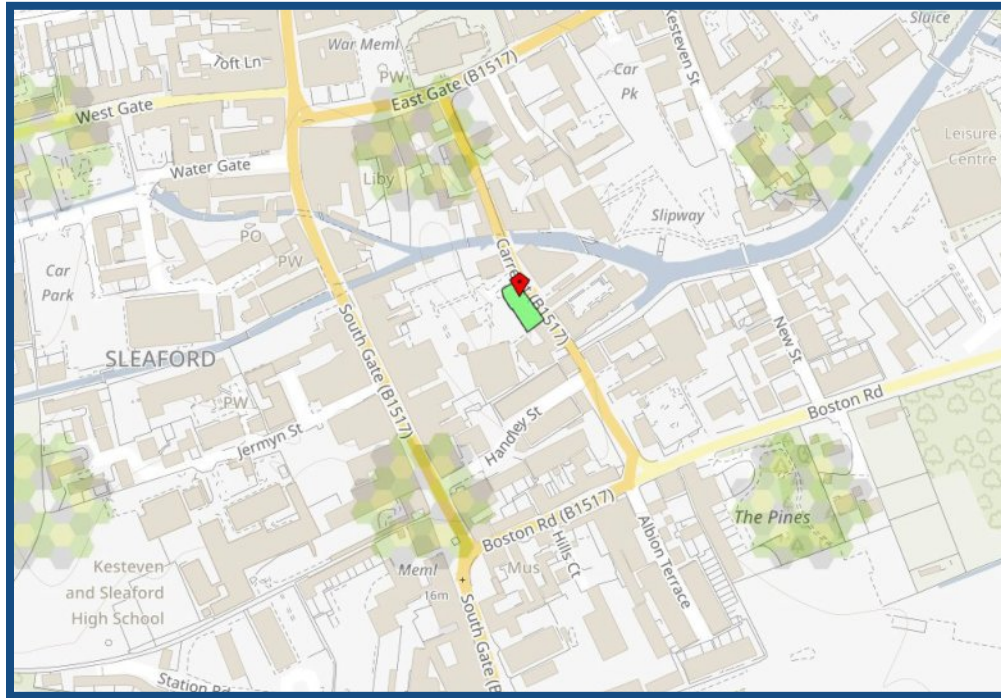
E: [matthew@woodmoore.co.uk](mailto:matthew@woodmoore.co.uk)

M: 07960 117456

Office: 01636 610906

**Our Ref: CS851.MB**





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