



TO LET – OFFICES/RETAIL

Sleaford Station NG34 7RG

E M R

Location:

Sleaford Station is centrally located providing excellent transport connections to the road and rail network.

This exciting opportunity will be of particular interest to specialist retailers, the office/commercial services sector and food & beverage operators. Both units are well sited at the front of the station with on site carparking.

257,300+

Annual Footfall*

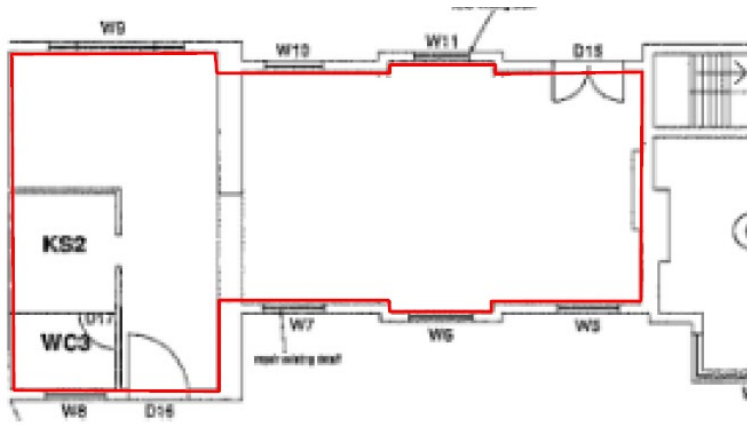
For further detail about this opportunity please contact enquiries@advanceventures.co.uk

Description:

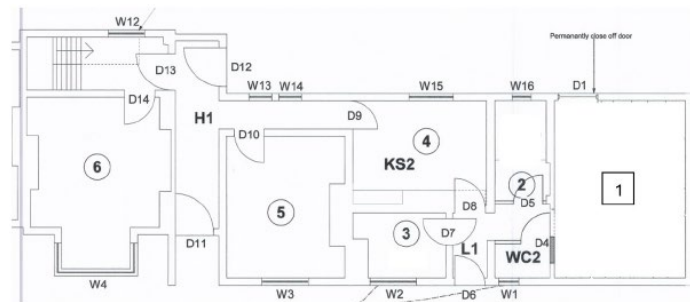
Being part of the Grade II listed station buildings with main road frontage and separate private entrances to each unit. Refurbished in 2010 and until recently let to North Kesteven District Council. The building can be let as a whole or in two parts – see Property for further information.



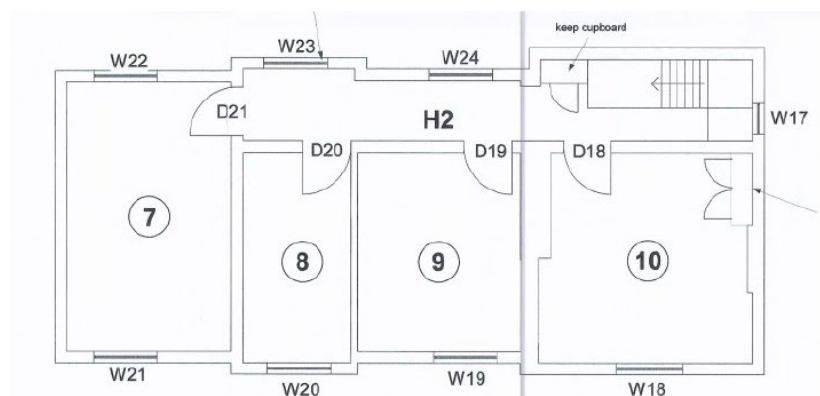
* Footfall figures from the Office of Rail & Road for 2023/24



Unit 1 – Sleaford Station



Unit 2 – Ground Floor Sleaford Station



Unit 2 – First Floor Sleaford Station

Unit 1 : 80 sq m

Unit 2 : Room 1 – 22 sq m

Room 2/3/4 – n/a

Room 5 – 15 sq m

Room 6 – 19 sq m

**All measurements are approximate

Room 7 –17 sq m

Room 8 – 9 sq m

Room 9 –13 sq m

Room 10 –16 sq m

Property:

Unit 1 - Self-contained ground floor unit with private access leading to a large open plan space off which there is a kitchen and W/C facility.

Unit 2 - Self-contained with private access leading to a suite of ground and first floor rooms numbering 7 in total with shared accessible washroom and second w/c plus boiler room and kitchen facility.

Rent:

Rental offers are invited according to intended use.

Rates, Services & Insurance

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

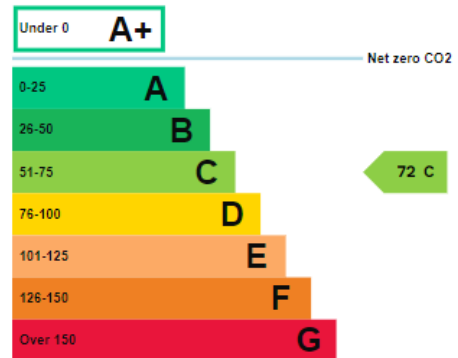
Costs:

The ingoing occupier will be responsible for the Landlord and Superior Landlord reasonable legal and professional fees

EPC: C

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

For further detail about this opportunity please contact enquiries@advanceventures.co.uk

Advance Ventures is acting on behalf of Transport UK East Midlands Limited, a company registered in England and Wales with company number 09860485 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.