

First Floor Offices, 12 Southgate  
Sleaford, Lincolnshire, NG34 7RZ

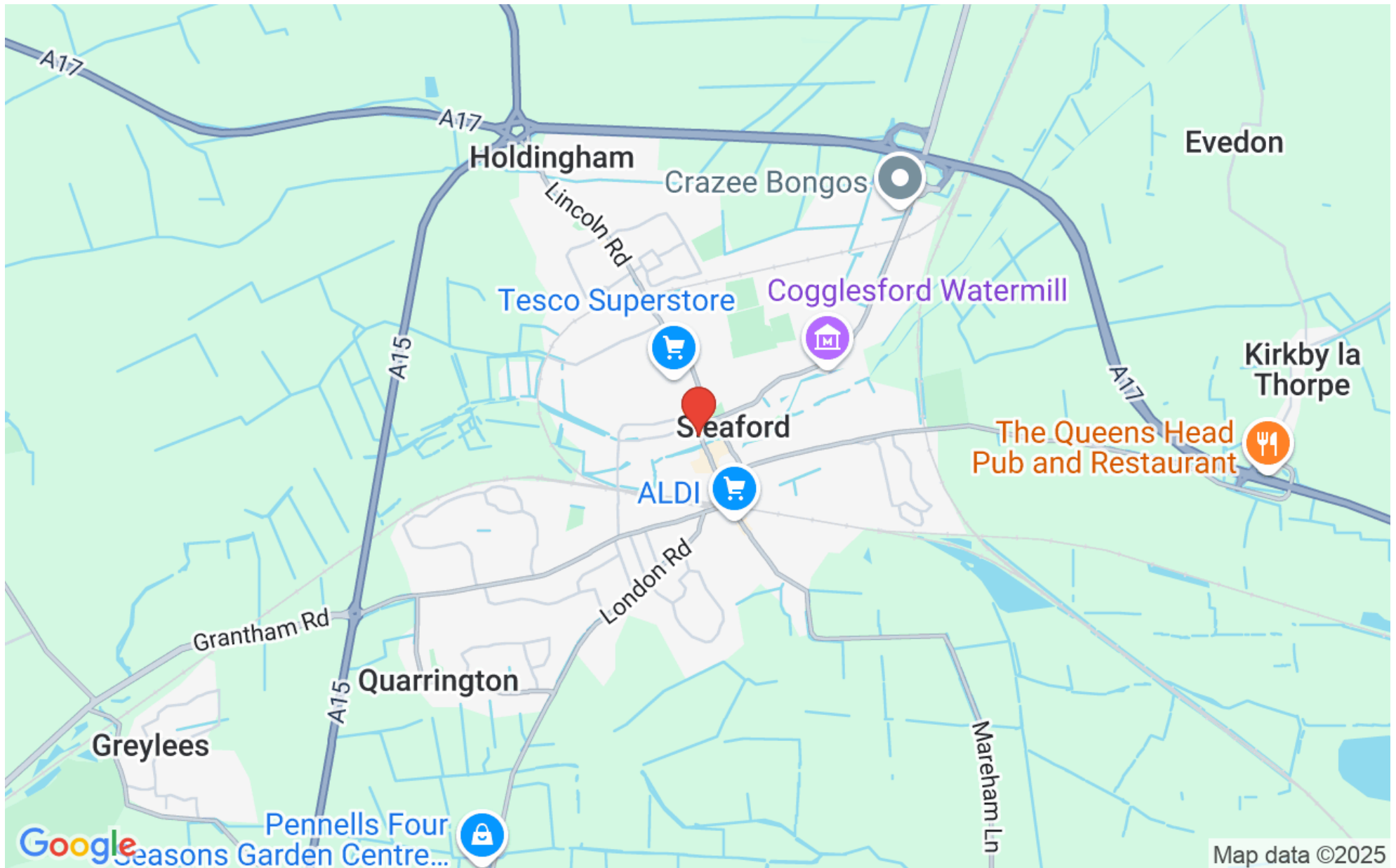
£7,750 pa

## Details

- To Let
- First & Second Floor Offices
- Town centre location
- Ground floor entrance lobby
- First Floor 937 sqft
- Second Floor 549 sqft
- Total of 4 offices, store,WC,staff room
- EPC Rating of A



## Location



## Overview

An excellent opportunity to take a lease on the town centre first and second floor office space of a good standard. The offices are accessed by a ground floor entrance lobby. The accommodation is in the heart of the town centre and close to all amenities.



#### Location

The property is located in the town centre of Sleaford in the centre of the main retail and commercial area of the town. The property is also located close to the junction of Market Place, North Gate and South Gate. Sleaford is a busy market town in Lincolnshire approximately 17 miles south of Lincoln

#### ACCOMMODATION

Ground Floor Entrance = 76 sqft (7 sqm)

First Floor Net Internal Area = 937 sqft (87 sqm) with office, 1 large general office and 2 x WC

Second Floor Net Internal Area = 549 sqft (51 sqm)

With 2 offices, staff room and Store

Total = 1562 sqft (145 sqm)



## PLANNING

The property has an established use as office accommodation

## SERVICES

Mains Electricity, water and drainage are connected

## TENURE

The property is offered on a new 3 years on internal repairing and insuring terms

## RATEABLE VALUE

The property has a rateable value of £6100

## CEPC

The property has a CEPC rating of A.

## LEGAL COSTS

Each party are responsible for their own legal costs

## VAT

The rent is exclusive of VAT if applicable



LOCAL AUTHORITY  
North Kesteven District Council

Kesteven Street

Sleaford

Lincolnshire

NG34 7EF

01529 414155

VIEWINGS  
Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

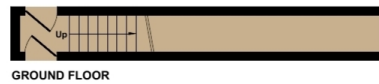
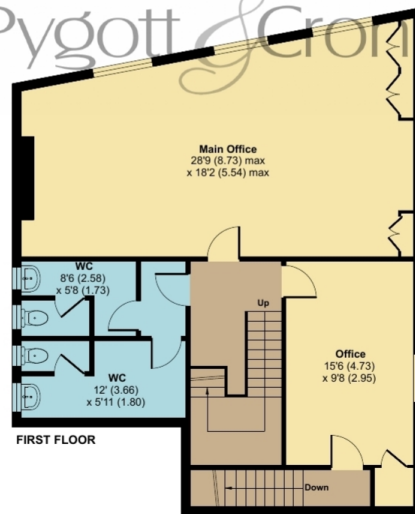
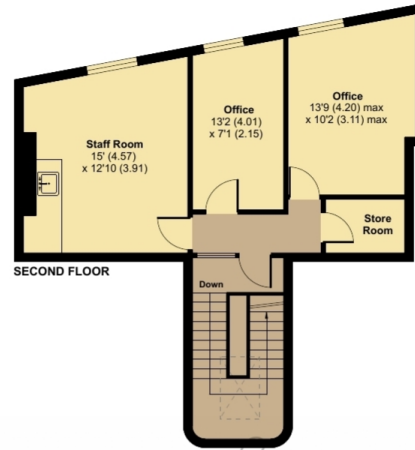
Tel 01522 536777



# Southgate, Sleaford, NG34

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First Floor Net Internal Area = 937 sq ft / 87 sq m  
Second Floor Net Internal Area = 549 sq ft / 51 sq m  
Total = 1562 sq ft / 145 sq m

For identification only - Not to scale



Pygott & Crone

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nlcocom 2024. Produced for Pygott & Crone. REF: 1299698



First Floor Offices, 12 Southgate, Sleaford  
is marketed through our Commercial office

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