



Unit 19 Woodbridge Industrial Estate, Sleaford NG34 7EW

**FOR SALE or may RENT**

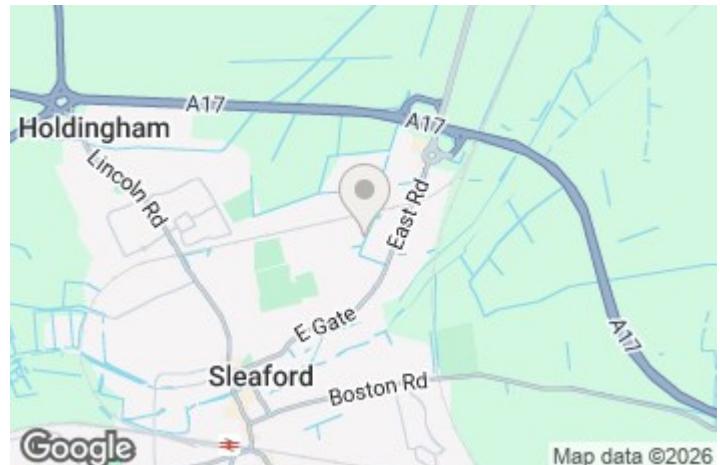
Circa 0.50 Acres of Fenced and  
Concreted land ideal for Scrap  
Yard/Vehicle breakers. Compliant with  
EA requirements for re-cycling

Price - £395,000 Freehold  
Rent - £35,000 per annum

- Level, concreted site on Approx 0.50 Acres
- Fenced to all boundaries and gated
- Open Sheds and Modular Office Building
- Secure fence and gated site on an industrial Estate
- Compliant with EA regulation for Waste recycling
- Interceptor trap to drainage system
- Recycling EA Licence not included in the sale

## Summary

Size - Circa 0.50 Acres  
Price - £395,000 Freehold £35,000 per annum Rent  
Business Rates - Not appearing on the VOA Website  
Legal Fees - Both parties will be responsible for their own fees.  
Purchaser will provide an undertaking for £1,500 + VAT  
towards the Vendors costs in the event of an abortive  
transaction  
VAT - No VAT



## Description

### Property

Predominantly level, the site has a concrete surface to all areas and there are a range of open fronted steel framed buildings in various conditions surrounding the open central area with individual bays forming the separate areas for sorting the materials. Beside the gated entrance, there is a modular office building and there is an interceptor trap within the site boundary.

### Location

Situated in the Woodbridge Industrial Estate to the North of the centre of Sleaford which has a population of Circa 18,000. There is easy access from the A15 and A17 link roads which Bypass the town centre which is approximately half a mile distant. The Industrial Estate has a mix of uses with Travis Perkins and other trade counter operations nearby plus Vehicle Service centres and storage outlets also on the Estate.



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### Terms

For sale Freehold or may rent on a 5 year minimum lease at £35,000 with 3 year review. A minimum 3 month deposit will be required and Insurance will be re-charged to the tenant.

### Legal Costs

Both parties will be responsible for their own legal costs although purchasers will be required to provide an undertaking for a contribution of £1,500 plus VAT to the Vendors legal costs in the event they withdraw from the transaction after the legal contracts have been issued.



### VAT

We are advised that VAT is not to be added to the purchase price.

### Services

We are advised that all mains services are connected to the property with the exception of Gas. These services have not been inspected or tested by the agent.

### Parking

There is parking within the site and on the approach roads.

## Viewing and Further Information

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