

01733 897722

eddisons.com

FIRST FLOOR OFFICE TO LET

Eddisons

Incorporating Barker Storey Matthews



FIRST FLOOR, 2 SOUTHVIEW BUSINESS PARK, TINWELL ROAD, STAMFORD
PE9 2JL

RENT: £15,500 pax

91.16 sq m (981 sq ft)

- Modern office space
- Close to the A1
- On site parking
- New lease available

LOCATION

Stamford is a historic market town with a population in the order of 20,000. The development is situated around 1 mile to the south west of the town centre, giving easy access into the town but also excellent access onto the A1 with the Tinwell Road junction in very close proximity.

DESCRIPTION

Southview Business Centre comprises a courtyard development of seven individual buildings. Unit 2 is a part two storey, part single store modern office building.

The first floor comprises of a large open plan office space, connected to a staff kitchen/ break out area and a private office. The office has LED lighting and is carpeted throughout. There is a toilet on the first floor to the exterior of the suite. Ample communal car parking available on site.

ACCOMMODATION

	Sq m	Sq ft
Main office	61.58	663
Kitchen/break out area	13.84	149
Private office	15.74	169
Total	91.16	981

RENT

The rent is £15,500 per annum exclusive.

VAT

VAT will be charged on the rent.

BUSINESS RATES

This property has a Rateable Value of £16,250. Rates are usually payable at 49.9 pence in the pound giving a rates payable figure of £8,108.75. Interested parties are advised to check the rates payable with South Kesteven District Council.

SERVICE CHARGE

A service charge is levied to cover common costs within the building, the upkeep of the exterior parts of the development and refuse disposal. Further details upon request.

SERVICES

Mains electricity and water are believed to be available to the premises. We however advise interested parties to make their own enquiries to the relevant service providers. No warranty can be given in respect of the condition of working order services, fixtures and fittings.

LEGAL COSTS

Each party to bear their own costs in regards to this transaction.

EPC

This property has an EPC rating of D(81)

LEASE TERMS

On a new lease term to be agreed with the agent.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews

Gavin Hynes or Hattie Gullan-Whur

Gavin.hynes@eddisons.com

Hattie.gullan-whur@eddisons.com

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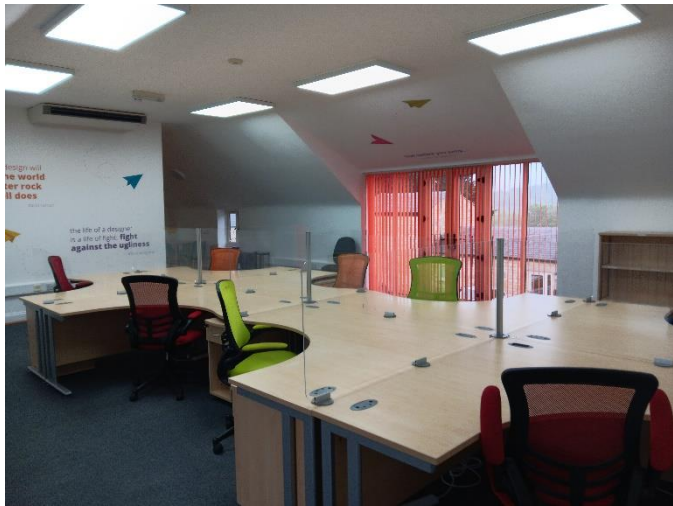
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T: 01733 897722

Important Information

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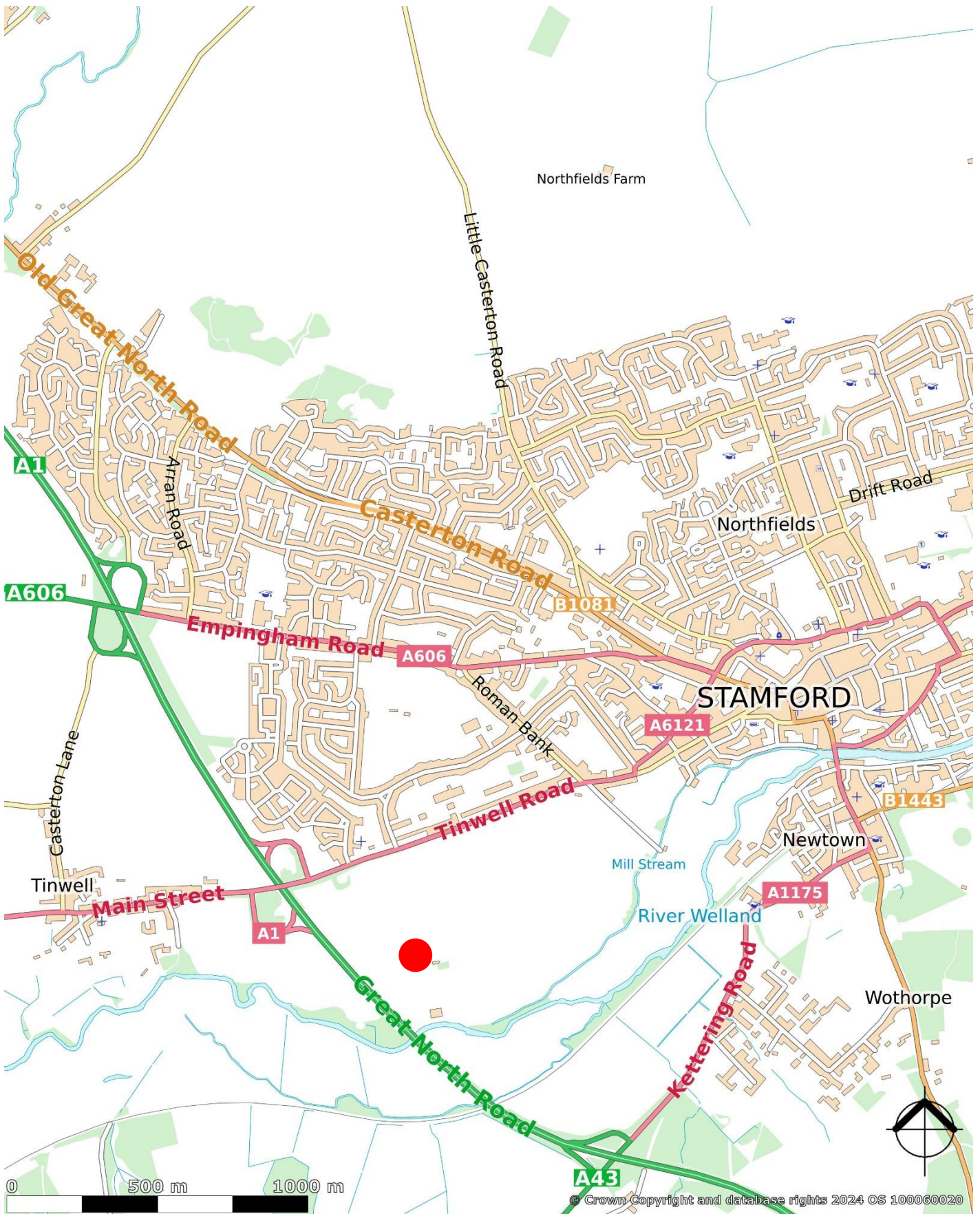
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